

EARLY DESIGN GUIDANCE - 2ND MEETING



Union Street Apartments
953 E Union Street, Seattle, WA

EARLY DESIGN GUIDANCE - 2ND MEETING
JULY 26, 2017
PROJECT #3026031

DEVELOPMENT OBJECTIVES

PROJECT DESCRIPTION

Located on the corner of E Union St between 10th Ave and Broadway Court. Because the site is within the Pike/Pine Urban Center Village and within the Pike/Pine conservation core, it is surrounded by older buildings that are primarily warehouse style from the Auto Row era. As a result, residential and commercial buildings have large window bays on the ground levels and the predominant feature of both typologies are scale and width along the street. The site is in the heart of the Pike and Pine neighborhood in Capitol Hill. The project will be comprised of a (7) story multi-family mixed use building.

Project qualifies for “Receiving Site” for TDP (Transfer Development Potential) square footage and an additional 10’ feet of allowed height.

The development objectives for this project are as follows (all values are approximate):

- Number of residential units: 59
- Story count: 7
- Height Limit: 65’ + 10’ TDP
- Number of parking stalls: NONE
- Retail sales and services: 3,565 SF

PROJECT TEAM

Applicant: SEA LEVEL PROPERTIES
9675 SE 36th St. Suite 105
Mercer Island, WA. 98040

Architect: GROUPARCHITECT
1735 Westlake Ave. N.
Suite 200
Seattle, WA. 98109

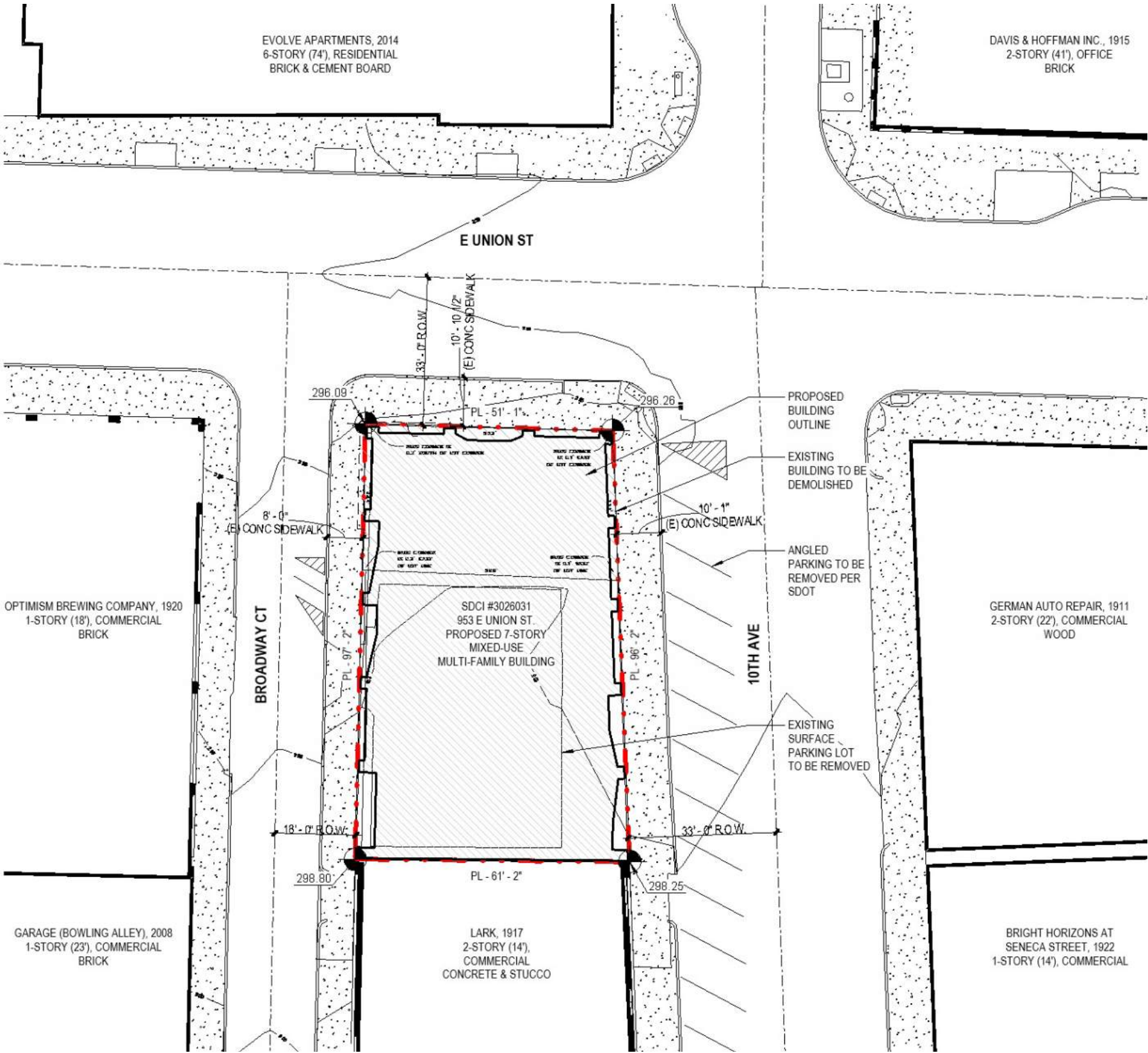
Landscape Architect: LA Studios LLC
15200 52nd Avenue South
Suite 210
Seattle, WA 98188

PROJECT INFORMATION

- | | |
|----------------------|---|
| Zoning: | NC3P-65 |
| Lot Size: | 5,614 SF |
| Overlay: | Pike/Pine Urban Center Village
Pike/Pine Conservation Core |
| Pedestrian Zone: | Yes |
| Frequent Transit: | Yes |
| Mapped ECA: | None |
| Codes: | Seattle Land Use Code
(current edition) |
| Character Structure: | Yes, circa 1918
Proposed demolition |
| Pedestrian Streets: | 10th Avenue
East Union Street |

LEGAL DESCRIPTION

WERETTS ADD N HALF LOT 14 BLK 2 LESS POR THOF CONDEMNED IN KING CO SCC NO 17972 FOR E UNION ST & LESS POR THOF CONDEMNED IN KING CO SCC NO 72809 PURSU-
ANT TO ORD NO 22161 FOR 10TH AVE TGW E 7 FT OF VAC BROADWAY CT ADJ TGW S HALF
OF S HALF OF SD LOT 14 LESS POR THOF CONDEMNED FOR 10TH AVE IN KING CO SCC NO
72809 UNDER ORD NO 22161 TGW POR OF VAC BROADWAY CT ADJ; TGW N HALF OF S HALF
SD LOT 14 LESS POR THOF CONDEMNED FOR 10TH AVE IN KING CO SCC NO 72809 UNDER
ORD NO 22161 TGW POR VAC BROADWAY CT ADJ



PIKE PINE (CAPITOL HILL) CONTEXT

The site is located within Pike Pine Urban Center Village. The Pike Pine neighborhood of Capitol Hill is located within walking distance to downtown. With lofts and warehouses, restaurants and retail surrounding the site, the neighborhood encompasses a vibrant mix of amenities. The site is in a predominantly mixed-use area with multi-family buildings. Located near downtown Seattle, the site is near primary attractions that encompass restaurants, theaters and commercial properties.

IMMEDIATE NEIGHBORHOOD CONTEXT

The predominate architecture of the neighborhood are 2-6 story mid rise apartment buildings, restaurants and retail, condominiums, multi-story office and institutional buildings. The project site is to the north of a 2 story restaurant/retail building. The neighborhood is a mix of turn of the century structures alongside 1950s and 60's commercial buildings. The materiality that characterizes the area consists of masonry, wood frame and reinforced concrete. The lot across the street of the project site consists of 6 story mix use building and a 2 story office building that are zoned NC3P-65. Adjacent sites to the West, East and South of the project site are predominantly zoned NC3P-65 with HR and MIO-105-M zones two and three blocks to the west and south respectively. The structures in the neighborhood have a long standing history with Seattle, with over 100 being more than 85 years old, more than 40 buildings built between 1923 and 1954 and more than 60 being built from 1946 to the early 2000's.

ADJACENT AND NEARBY STREETS

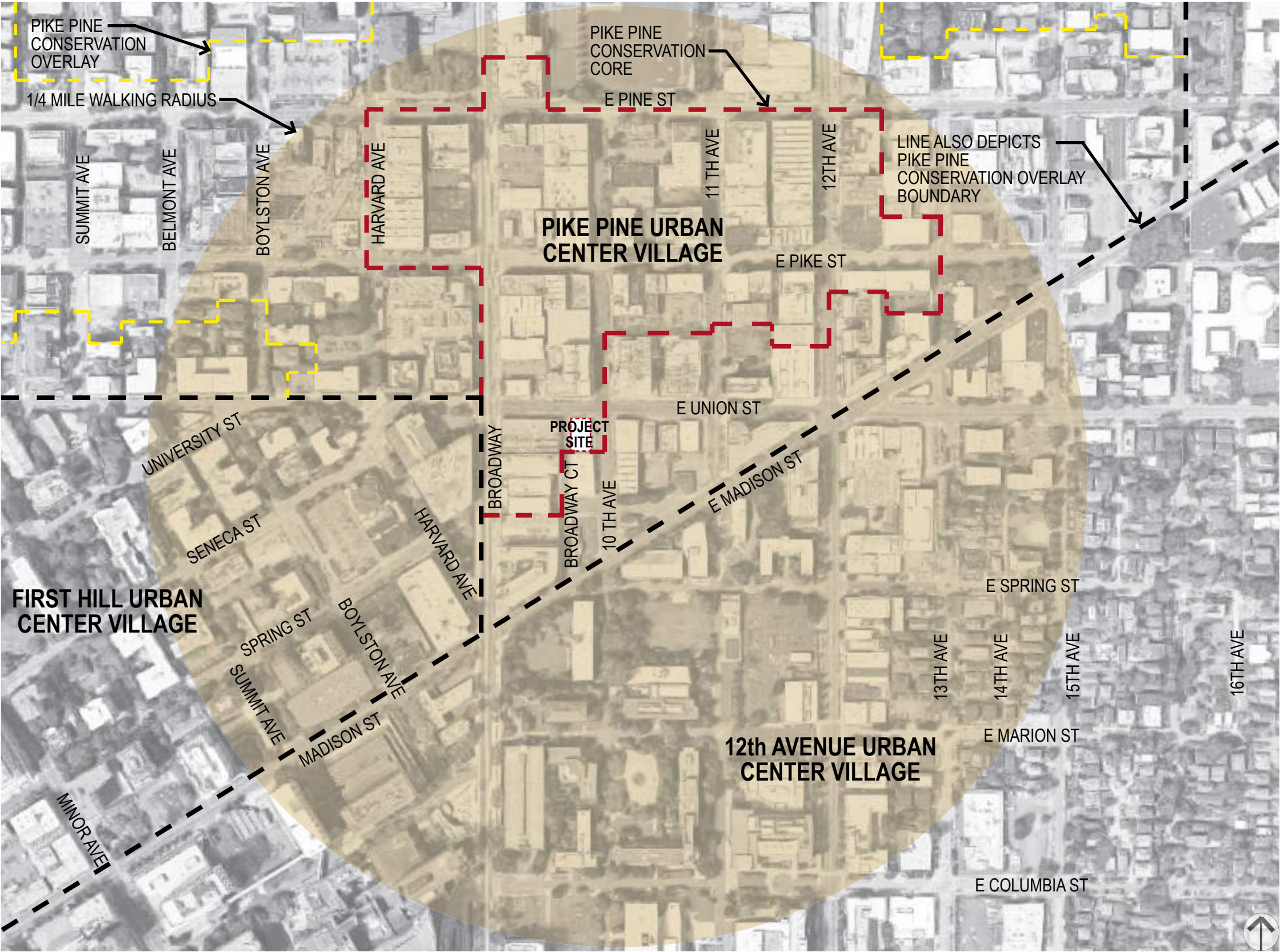
The site is on a parallelogram shaped block. The site maintains street frontage on E Union St, 10th Ave and Broadway Ct. With residential buildings to the north of the site commercial buildings are also in close proximity - with Optimism Brewing Company to the west, Evolve Apartments to the North, Lark restaurant to the south and Eclectic Theatre to the east. Due to the residential density and the proximity of the area to vibrant commercial amenities, pedestrian traffic is heavy.

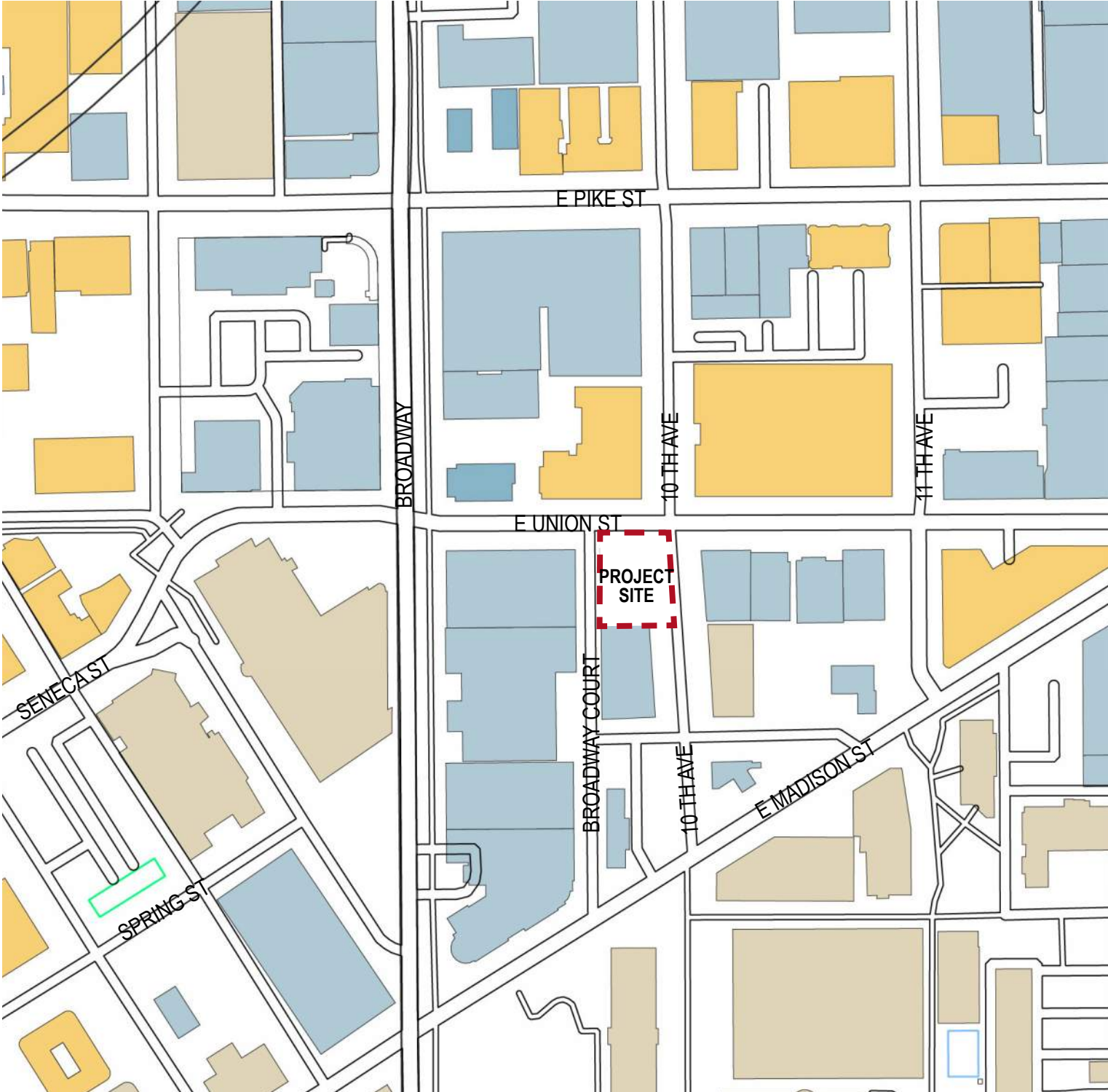
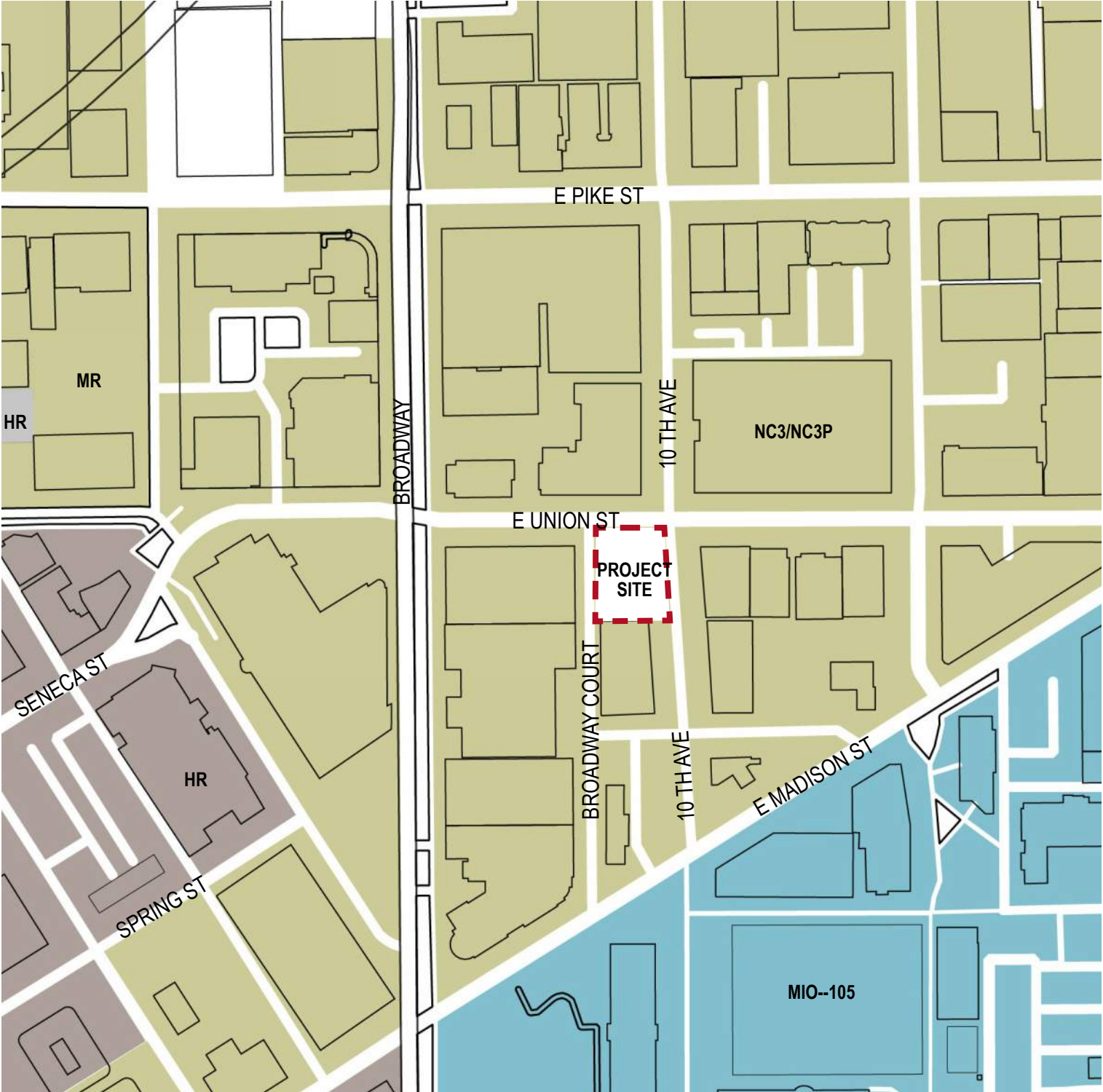
VIEWS AND AMENITIES

Anticipated views will most likely be urban street views of the immediately surrounding buildings.

FUTURE PROJECTS

According to city records and site observations, there are a number of completed projects as well as planned and under construction future developments in the area. Because the Pike Pine neighborhood is experiencing a time of expansive growth especially along Broadway and to the sites located within several blocks to the west. These projects consist primarily of mixed-use housing.





23.47A.005 Street Level Uses: Residential uses limited to 20% at all street facades in pedestrian zones. However, Broadway Court is not included as a designated non-pedestrian street in the Pike/Pine Conservation Overlay.

- 23.47A.008 Street Level Standards at Street-Facing Street Level Facades:
- Blank facades may not exceed 20' in length
 - Blank facades may not exceed 40% of facade width
 - Facades shall be located within 10' of lot line
 - At non-residential uses, transparency to be minimum 60%
 - Commercial uses to provide 30' minimum depth and 13' minimum floor to floor height
 - Provide continuous overhead protection for 60% of frontage along 10th Ave and E. Union Street
- *departure request for less than 60% overhead protection along E. Union Street***

23.47A.012 Height Limits: 65 feet base height

23.73.014.C Height Exception: 10 foot added height for receiving TDPs (Transfer Development Potential)

23.47A.013 FAR: Single use maximum FAR = 4.25 x 5,614 SF = 23,859.5 SF
Combined use maximum FAR = 4.75 x 5,614 SF = 26,666.5 SF

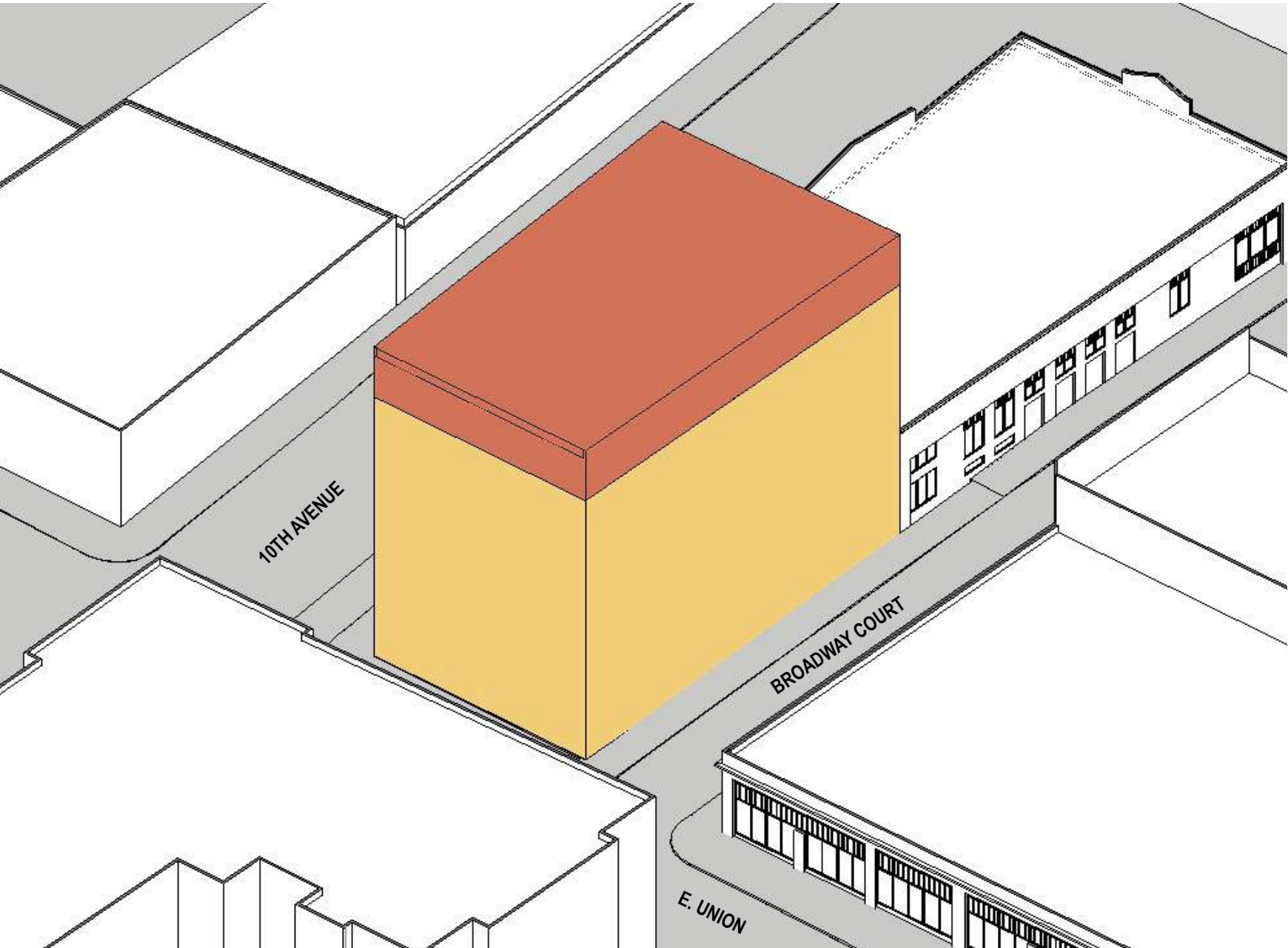
23.73.024.B: For additional residential FAR, project proposes being a “Receiving Site” for TDP (Transfer Development Potential)
requires departure for demolition of existing character structure on site

23.73.009.C1 FAR: Non-residential uses limited to 2.0 FAR. Non-residential uses dedicated as general sales/service durable retail sales & eating/drinking establishments are exempt from FAR.

23.47A.016 Landscaping: Green Factor minimum= 0.3

23.47A.024 Amenity Space: Provide amenity space equal to 5% of residential use gross floor area, not to be enclosed

- 23.54.015 Parking:
- No minimal requirement for non-residential parking in urban villages with frequent transit
 - No minimal requirement for residential parking in urban villages with frequent transit
 - Bicycle parking required at a ratio of 1:4 for dwelling units and 1:0.75 for SEDUs



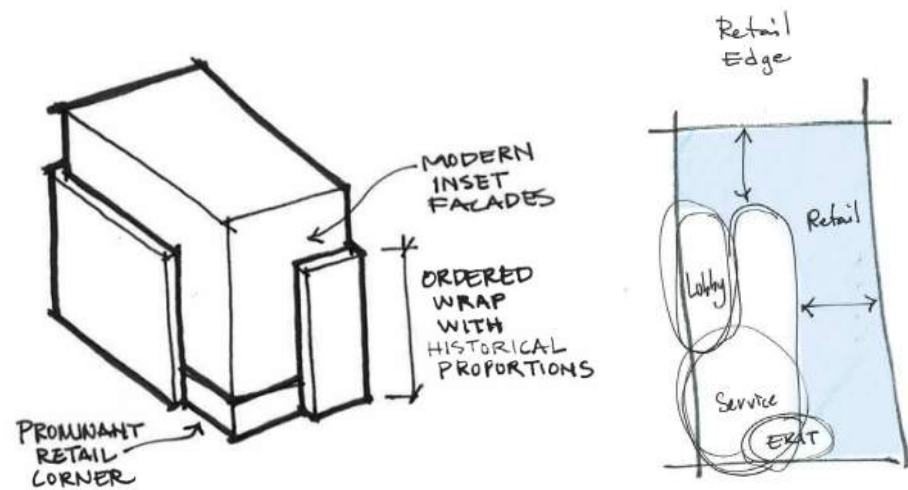
ZONING ENVELOPE

LEGEND

NC3P-65 BASE HEIGHT (65') TDP ADDITIONAL HEIGHT ALLOWED (10' ADD)

DEPARTURE REQUESTS

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
1	SMC 23.47A.008.C.4.a	Weather protection along at least 60% of the street frontage	Union facade length = 54.5 feet Req. weather protection at 60% = 32'-8"	Project proposes continuous weather protection for 27% (14'-8") of the principal pedestrian street along E. Union.	By locating an awning only at the retail entry along E. Union, the project provides entry location overhead protection while increasing the visibility of the architectural features, such as the transom windows, brick detailing, and signage. Further, the reduced overhead protection reinforces the existing urban context where awnings are limited on historical groundlevel storefronts. (PL3.C Retail Edges & CS3.IV Architectural Context)
2	SMC 23.73.024.B	Transfer of Development Potential TDP Receiving Site	TDP eligible sites must retain character structures unless departure to demolish structure per 23.41.012.B.32 approved through DR.	Project proposes demolition of existing "character structure" as defined by code, while still receiving height and FAR exceptions granted to TDP receiving sites	Project proposes to demolish existing character structure as it has "insufficient value" to warrant retention due to the lack of architectural qualities representing the Pike/Pine neighborhood's building typology. The wood frame structure is in disrepair, does not use masonry exterior or decorative elements, and does not relate to the street frontage with high/glazed openings. Project maintains that the proposed design and removal of the character structure allow a development that respects and celebrates the neighborhood streetscape and the Pike/Pine specific building typology desired. (CS3.IV Architectural Context, CS2.B2 Connections to the Street, PL3.C Retail Edges, DC4.I Exterior Materials)



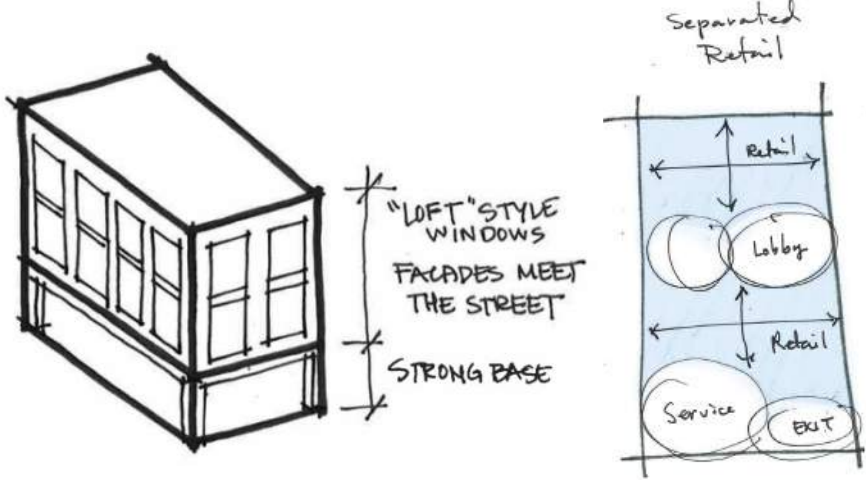
OPTION A: "RETAIL EDGE" (CODE COMPLIANT)

- CONCEPT FROM URBAN ANALYSIS
- Create a "Retail Edge" along the principal pedestrian streets of E Union and 10th Avenue
 - "Wrap" a modern detailed inset massing with an ordered facade with ordered and historical proportions.

- PROS
- Residential entry and staircore orientation supports retail edge along E Union and 10th Avenue
 - Circulation cores have minimal impact on street scape
 - Stair core orientation supports contiguous retail

- CONS
- Residential entry sequence occupies least activated neighborhood street

- POTENTIAL DEPARTURES
- Demolition of Character Structure

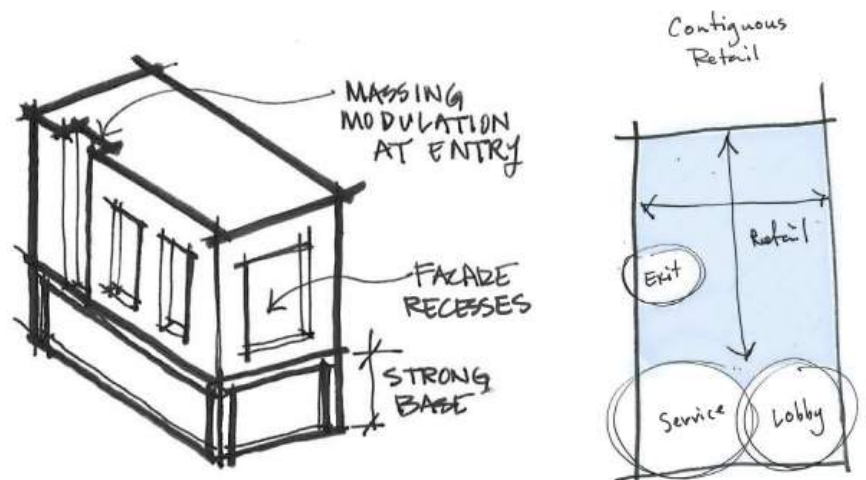


OPTION B: "SEPARATED RETAIL"

- CONCEPT FROM URBAN ANALYSIS
- Create multiple retail spaces with through block views
 - Maintain a strong base with ordered divisions with "loft" style window divisions at tower.

- PROS:
- Residential entry and stair core orientation supports separate and distinct retail opportunities
 - Retail space activates connection between Broadway Court and 10th Ave
 - Prominent residential entry

- CONS:
- Limits retail size flexibility
- POTENTIAL DEPARTURES
- Demolition of Character Structure



OPTION C: "CONTIGUOUS RETAIL" (PREFERRED)

- CONCEPT FROM URBAN ANALYSIS
- Provide a flexible retail space with frontage opportunities to all three streetscapes
 - Maintain a strong base with ordered divisions with a strong vertical modulation to reduce massing.

- PROS:
- Retail corner entry engages intersection and "greenstreet" development
 - Residential entry and stair core orientation supports contiguous retail along all streets
 - Circulation cores have minimal impact on street scape

- CONS:
- Residential entry sequence is secondary to retail occupying southeast corner

- POTENTIAL DEPARTURES
- Demolition of Character Structure
 - Residential use along 10th Avenue occupies 28.8% of street facade (20% max. allowed per code)



BOARD COMMENTS - HEIGHT, BULK, AND SCALE:

1A The Board favored Option B for the potential to reference historic Pike/Pine precedents, such as loft windows, retail storefronts, and its ability to activate all three street frontages. (PP CS2-III)

RESPONSE: Option B has been further explored as the preferred scheme, maintaining the flat facade, loft windows, and strong datum line. The retail storefront wraps the three street frontages with multiple points of entry, which allows flexibility and engagement of each street.

1B The Board recommended the bays be closer to the 20' of width present in the neighborhood and the base should be taller. The Board suggested the applicant look to the Central Agency building for the base's proportions. (PP CS2-III-ia, PP PL3-II-ii)

RESPONSE: The base's height has increased to align with the scale of the Central Agency Building height. After reviewing neighborhood precedent, the bays were expanded to typically measure 18'-8" from center line of columns. (Refer to study on page 12)

1C The Board thought the loft styles windows on floors 2-7 related better to the neighborhood than the fenestration patterns shown in Options A and C. (PP CS2-III-ii)

RESPONSE: The loft style windows remain in the proposed scheme.

1D The Board did not support the cut corner of Option 3 as it did not relate to neighborhood precedents. (CS3-A)

RESPONSE: The ground floor's walls follow the property lines, maintaining a consistent rhythm of columns and storefront. The main entrance is centered on the Union facing facade.

BOARD COMMENTS - GROUND FLOOR USES:

2A The Board stated the service uses are well located but should be minimized and not dominate the Broadway Ct. facade. (DC1-C)

RESPONSE: The service use street frontage has decreased to about one bay width on Broadway Ct. The northern door into the service space will continue the storefront aesthetic blending in with the retail facade.

2B The Board noted that the service doors are set back from the main facade and too dissimilar to the retail storefronts. Future designs should blend the service doors more with the overall facade. (DC1-C)

RESPONSE: The code requires an out-swing door within property boundaries necessitating a recess. However, the design proposes a refined integration by creating alcoves for the retail and residential entrances. Each nook maintains a similar modulation with the service doors.

2C The Board encouraged the applicant to explore splitting the retail into two smaller businesses so different streets are activated. The applicant clarified there were no grade issues with locating a door at any of the bays. (PL3-C)

RESPONSE: The residential and service spaces were relocated to the south of the building, increasing the visibility from Union St/10th Ave corner through to Broadway Ct. The open space with multiple planned entry points allows flexibility to accommodate a variety of tenant sizes.

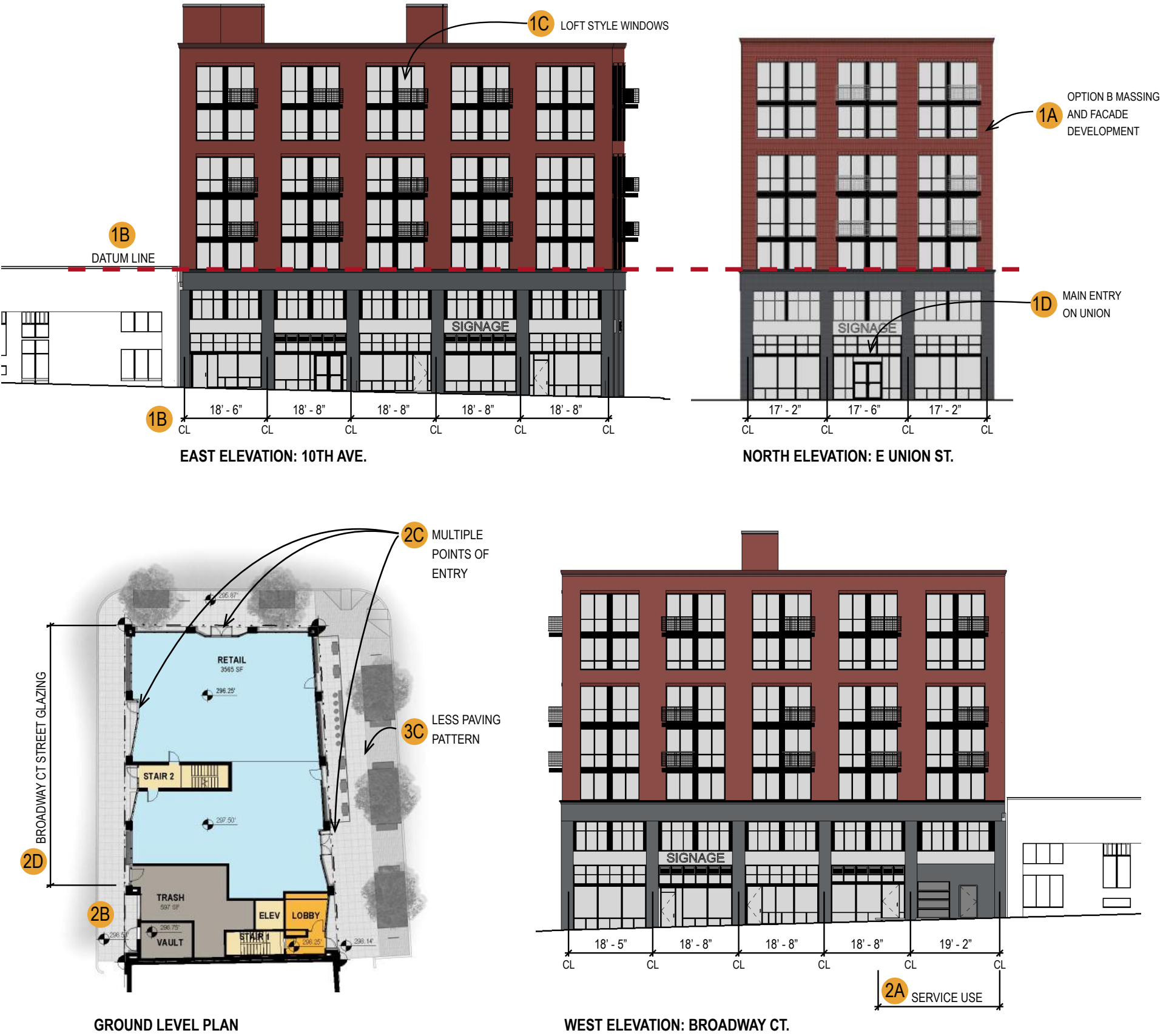
2D The Board was enthusiastic about the possibility of Broadway Ct. eventually working as narrow pedestrian oriented street and encouraged the applicant to place more entries on Broadway. (PP CS3-II-ii)

RESPONSE: There are 2 main points of entry and 2 service entries on Broadway Ct. Minimizing the service area and increasing retail glazing will provide a more pedestrian oriented space.

2E The Board supported the proposed second story bike room as it would be more convenient for residents and would allow the lobby frontage to be minimized in favor of retail. (PL4-B)

RESPONSE: The bike room has been moved to the basement, minimizing ground floor impact.

EDG 2: DESIGN RESPONSE TO GUIDANCE



BOARD COMMENTS - STREETScape:

3A The Board encouraged the applicant to limit or eliminate canopies as they block the transom windows, an important aspect of neighborhood precedent. (DC2-B1)

RESPONSE: Awnings have been limited to entries and the outdoor seating area. The retail awnings will have translucency to permit visibility of the architectural features at the base of the building. To accommodate the awning reduction, a departure is requested.

3B The Board stated the seating area depicted on 10th Ave. creates a somewhat overwhelming presence on the pedestrian realm. The Board wants to see more public space in the form of a parklet or some other gesture. Since there is no set tenant, it is premature to speculate the specific level of seating shown on pg. 24. (PL1-C & DC3-A)

RESPONSE: The project is anticipating an eatery establishment that will utilize the seating area. The expansive outdoor seating encourages SDOT's 10th Avenue "green street" improvement. The space will provide a balance of private and public activity on 10th Ave. (Refer to plan on page 21)

3C The Board commented that there are too many paving patterns present making the streetscape appear overly busy; the applicant should simplify the paving design. (DC2-D2)

RESPONSE: Landscape plans show fewer paving patterns. (Refer to plan on page 21)

3D The Board advocated for the building to be pulled back along Union Street for a wider sidewalk as outlined in the SDOT memo. (DC3-C)

RESPONSE: The sidewalk along Union St is 10'-6" wide. The building steps back from the property line with storefront glazing inset from the columns and the main entry is slightly recessed.

3E The Board stated a preference for street trees on Broadway Ct. Staff note: The applicant's presentation omitted the street trees as SDOT has stated they feel street trees at this location would reduce Broadway's functionality.

RESPONSE: Per SDOT comments, the sidewalk does not have the sufficient width for street trees.

BOARD COMMENTS - EXISTING BUILDING:

4A The Board agreed with public comment and stated the applicant needs to provide a design that shows preserving the existing building. The Board would like to be provided with more historic documentation at the next meeting as well. (CS3-A1)

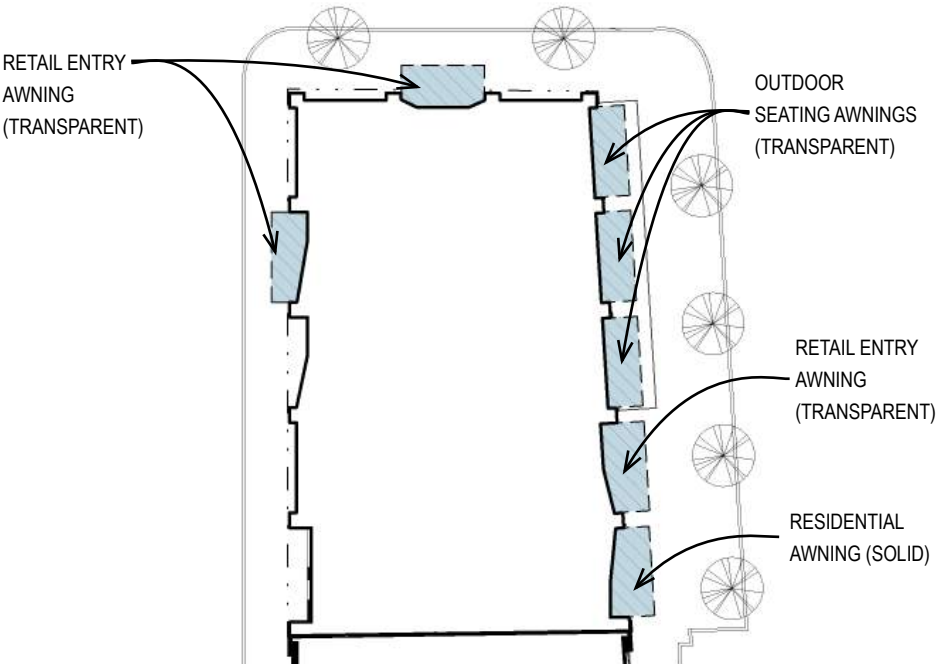
RESPONSE: The historical analysis sheet examines the automotive context of the Pike/Pine neighborhood and the existing building. The study of the existing building explores preserving the structure, and integrating the original signage. After studying the original signage, project proposes to incorporate a similar signage element into the facade. (Refer to studies on pages 10 and 11)

BOARD COMMENTS - MATERIALS:

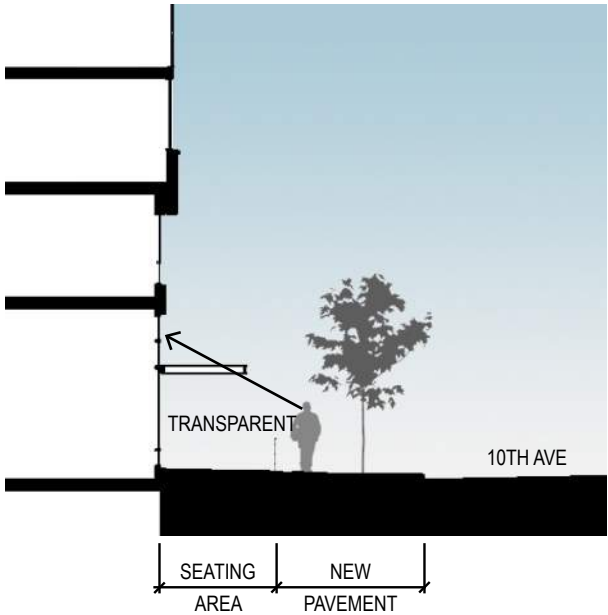
5A The Board was supportive of the precedent images showing brick buildings and stated that they expect the project to be clad in brick. The Board noted the detailing will be important as the project design evolves. (PP DC4-I)

RESPONSE: One prominent neighborhood characteristic is the use of masonry materials. The project proposes the use of brick in two colorways to reinforce the strong base and datum line. (Refer to study on page 19)

EDG 2: DESIGN RESPONSE TO GUIDANCE



3A AWNING LOCATION DIAGRAM



3B STREET SECTION: "GREEN STREET"



INCORPORATION OF ORIGINAL SIGNAGE ELEMENT & MASONRY MATERIAL



LOCATION

The site is located within the Pike Pine Urban Center Village. The predominate architecture of the neighborhood is a mix of turn of the century structures alongside 1950's and 60's commercial buildings. The structures in the neighborhood have a long-standing history with Seattle, with over 100 being more than 85 years old. The abutting and surrounding buildings across Broadway Court and 10th Avenue are one to two-story commercial structures built from 1911-2008. There are two prominent six story mid-rise apartment buildings across Union Street, one of which preserved a two story commercial building from 1915. The Pike Pine neighborhood of Capitol Hill is located within walking distance to downtown with lofts, warehouses, restaurants, and retail; the neighborhood encompasses a vibrant mix of amenities.

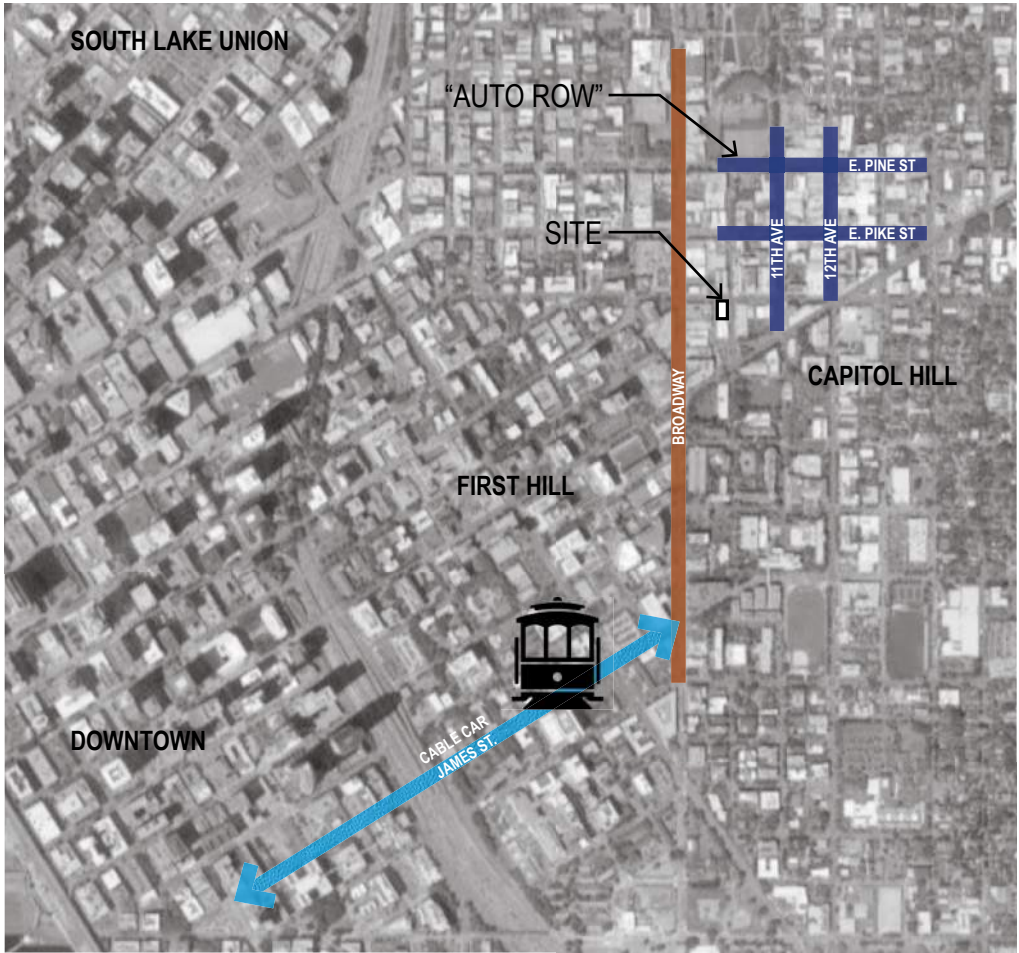
NEIGHBORHOOD HISTORY:

Seattle's building boom, in the mid to late 19th century, was interrupted by the Great Fire of 1889. The fire destroyed 60 blocks of mostly wood-built construction. The redesign resulted in major reconstruction and renaming city streets. In 1901, Capitol Hill became a prominent developing area for commercial buildings and residential homes to the wealthy elite. The development of Capitol Hill evolved due to the electric trolleys (along James St. from 2nd Ave. to Broadway). The cable car led to the development of Broadway into a main commercial street in the city of Seattle.

The automobile became popular with the rich, therefore in 1905-1925 Capitol Hill was the only location for car dealerships as well as dealership storage buildings, auto repair shops and auto parts stores. These car dealers were clustered on Capitol Hill's Broadway, Pike, and Pine streets, known as the "Auto Row." Another destructive fire struck in 1925, leading to the rebuilding and repairing of businesses. During the 1930's and 40's was the start of apartment living, capitalizing on the views of downtown.

EXISTING STRUCTURE:

Date of Construction:	1918
Original Use:	Shop
Possible Other Uses:	Livery Stable (unconfirmed)
Original Materials:	Wood frame construction with wood truss roof
Building Name:	Otto's Radiator Service
Previous Owner:	Otto Rinderhagen & Helen Rinderhagen
Current Use:	Complete Automotive Detail (Auto Services)



SEATTLE MAP - CAPITOL HILL HISTORICAL CONTEXT

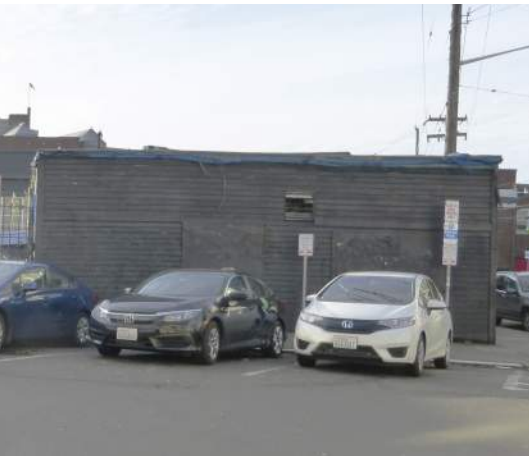


EXISTING BUILDING - E. UNION & 10TH AVE STREET FRONTAGE, CA. UNKNOWN

EDG 2 RESPONSE: STUDY EXISTING BUILDING



EXISTING BUILDING - E. UNION ST



EXISTING BUILDING - 10TH AVE



EXISTING BUILDING - INTERIOR LOT LINE



EXISTING BUILDING - BROADWAY CT



EXISTING BUILDING - E. UNION & 10TH AVE STREET FRONTAGE, CA. 2017

EDG 2 RESPONSE: STUDY OF EXISTING BUILDING



EXISTING BUILDING - ORIGINAL SIGNAGE



EXISTING STRUCTURE - E. UNION & BROADWAY CT. STREET FRONTAGE

EXISTING BUILDING:

The automotive shop has retained its main structure massing since 1918. The building was erected during an increase in automotive shops in the Capitol Hill neighborhood. Unlike the surrounding masonry structures in the neighborhood, this workshop was wood construction with a gable roof on the west side of the building. There are few noticeable modifications to the existing building which are, the removal of the signage, exterior paint, and an office addition.

PROPOSED DESIGN:

The proposed design seeks to celebrate the existing architectural context of "auto-row" with large glazed bays at the two-story base and strong "loft" style tower typology. The existing building, with its limited openings and atypical roofline, struggles to engage the pedestrian streetscape and scale. Incorporating the existing structure into the proposed development creates an awkward competition between old and new building streetscape and scale.

Historically, the existing building incorporated a rectangular signage element which dominated its facade. The signage is absent today, but the original signage is reminiscent of other rectangular signage in the neighborhood. The proposed development proposes to incorporate a bold rectangular signage opportunity at ground level as a nod to both the original signage and neighborhood precedents.



GARAGE BUILDING - BRICK PAINTED SIGNAGE ALONG BROADWAY CT



ELYSIAN - PAINTED RETAIL SIGNAGE ON TWO FACADES

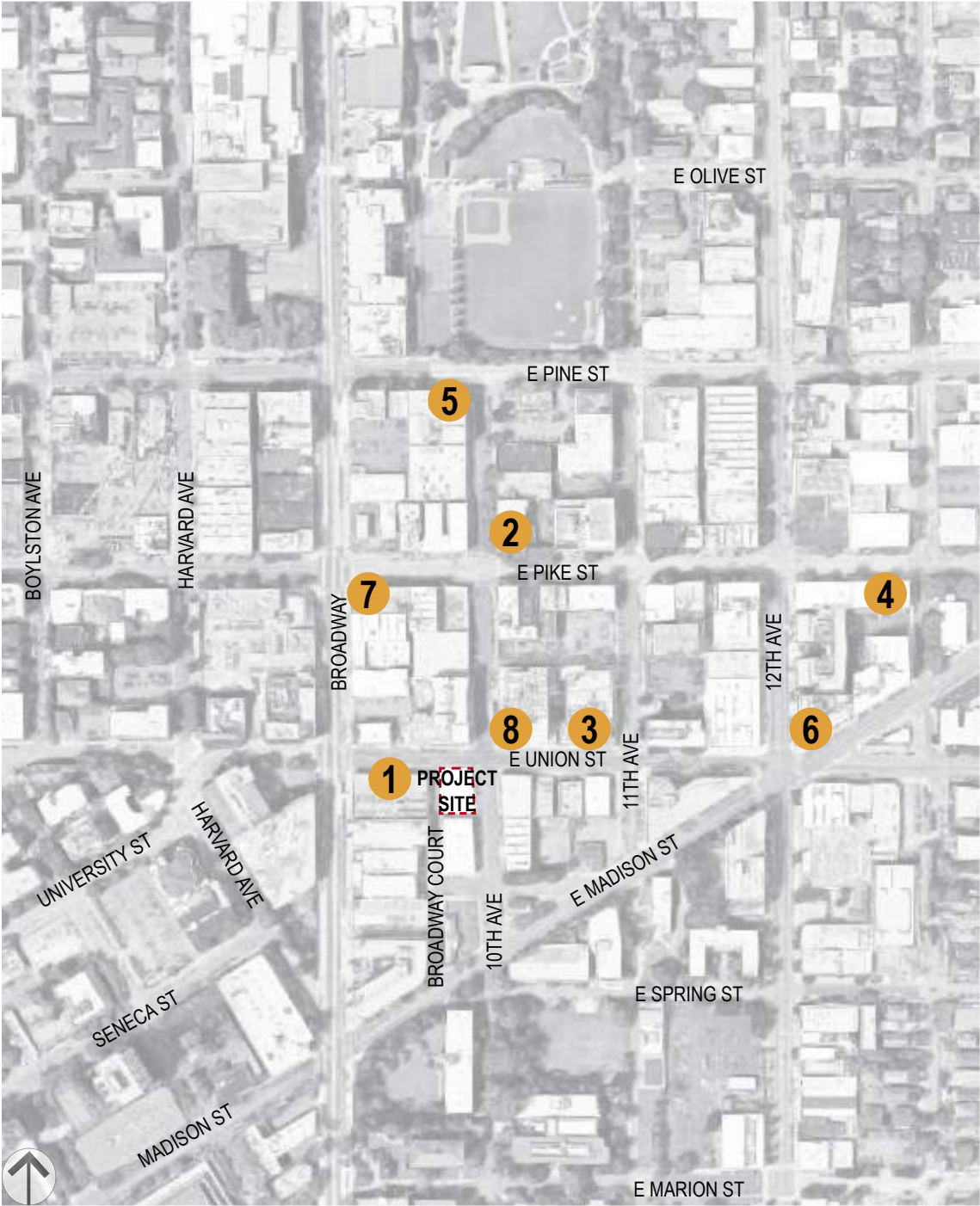


STUDY OF PRESERVING THE EXISTING STRUCTURE WITHIN PROPOSED DEVELOPMENT



STUDY OF INCORPORATING ORIGINAL SIGNAGE ELEMENT

EDG 2 RESPONSE: MATERIAL & NEIGHBORHOOD CHARACTER STUDY



- POINTS OF INTEREST**
- 1.OPTIMISM BREWING COMPANY
 - 2.POQUITOS
 - 3.BAR MELUSINE
 - 4.ELYSIAN CAPITOL HILL BREWERY
 - 5.ODDFELLOWS CAFE + BAR
 - 6.MIGHTY O DONUTS
 - 7.CLOUD GALLERY
 - 8.DAVIS & HOFFMAN BUILDING / INFINITY APARTMENTS



17FT WIDE BAYS WITH GEORGIAN FIXED WINDOWS, SAME TONE EXTERIOR MATERIAL AND WINDOW FRAMES.



FLAT, RED BRICK FACADE WITH METAL DECKS 12-18FT WIDE BAYS AT RETAIL FACADE



15-18FT WIDE BAYS WITH 2.5FT COLUMNS RED BRICK FACADE WITH DIFFERENT TONED WATER TABLE.



DOUBLE HEIGHT GROUND FLOOR. LIGHT BRICK FACADE WITH METAL DECKS STRETCHING ACROSS 3 WINDOWS.



RED BRICK BASE WITH BRICK PATTERN CHANGE



17-20FT WIDE BAYS WITH RHYTHMIC VARIATION OF FENESTRATIONS MULTI-TONED BRICK FACADE



18-22FT WIDE BAYS WITH A SIGNAGE BAND BETWEEN GLAZING



PAINTED BRICK FACADE AND SIGNAGE WITH PUNCTURED FENESTRATIONS

COMMUNITY MEETINGS

The design team met with the Pike/Pine Urban Neighborhood Council (PPUNC) to tour the Pike/Pine Neighborhood and to review the design proposal. During these meetings, the community encouraged the design team to explore and consider the following when developing the design proposal:

- Neighborhood historical context and immediate precedents
- Ground level transparency
- Activation of Broadway Court
- Use of brick cladding as the primary cladding
- Exploration of window composition to relate to each floor level



EXCELSIOR APARTMENTS: restored 1920’s building with generous glazing at retail level



CENTRAL AGENCY BUILDING: maintains original texture showing a “patina of time”



CHOPHOUSE ROW: “through” building visual connection to pedestrian space



DAVIS & HOFFMAN: use of historical signage



EDG 2 RESPONSE: COMMUNITY ENGAGEMENT



BOLT ON METAL DECKS



LARGE LOFT WINDOWS



DISTINCT BASE MATERIAL WITH COLONNADE



STREET PERSPECTIVE: 10TH AVE RETAIL



STREET PERSPECTIVE: 10TH & UNION CORNER



CONCEPT DESIGN DEVELOPMENT - FROM 10TH AVE



CONCEPT DESIGN DEVELOPMENT - FROM CORNER OF E UNION AND BROADWAY CT

CONCEPT FROM URBAN ANALYSIS

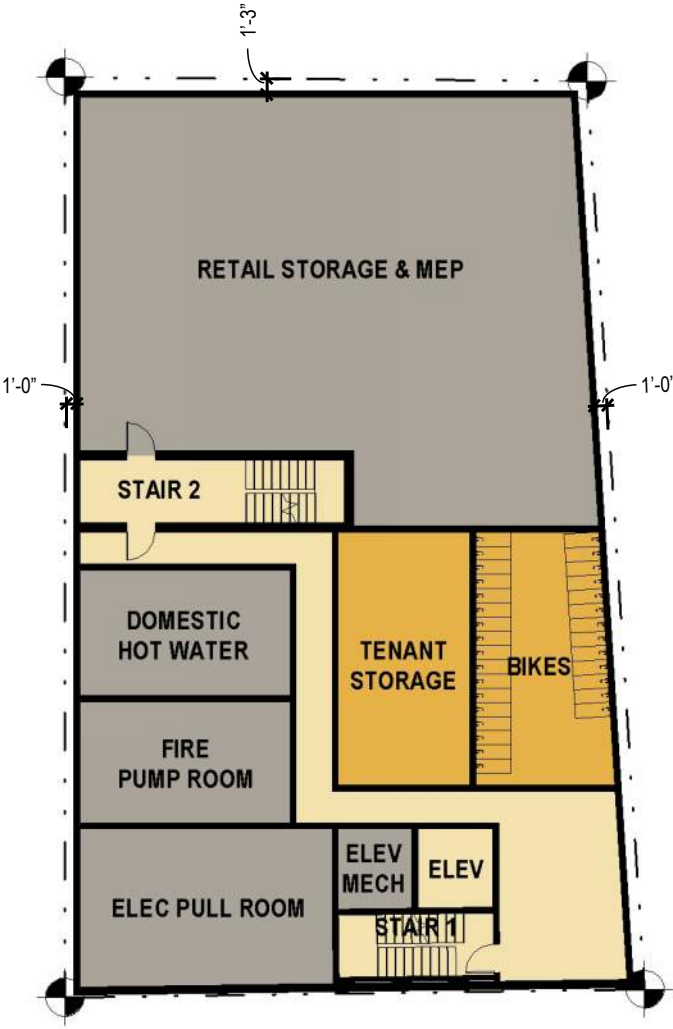
- Create multiple retail spaces with through block views
- Maintain a strong base with ordered divisions with “loft” style window divisions at tower.

DEVELOPMENT OBJECTIVES

Number of residential units:	59 Units
Retail sales and services:	3,565 sf
Number of parking stalls:	0

POTENTIAL DEPARTURES

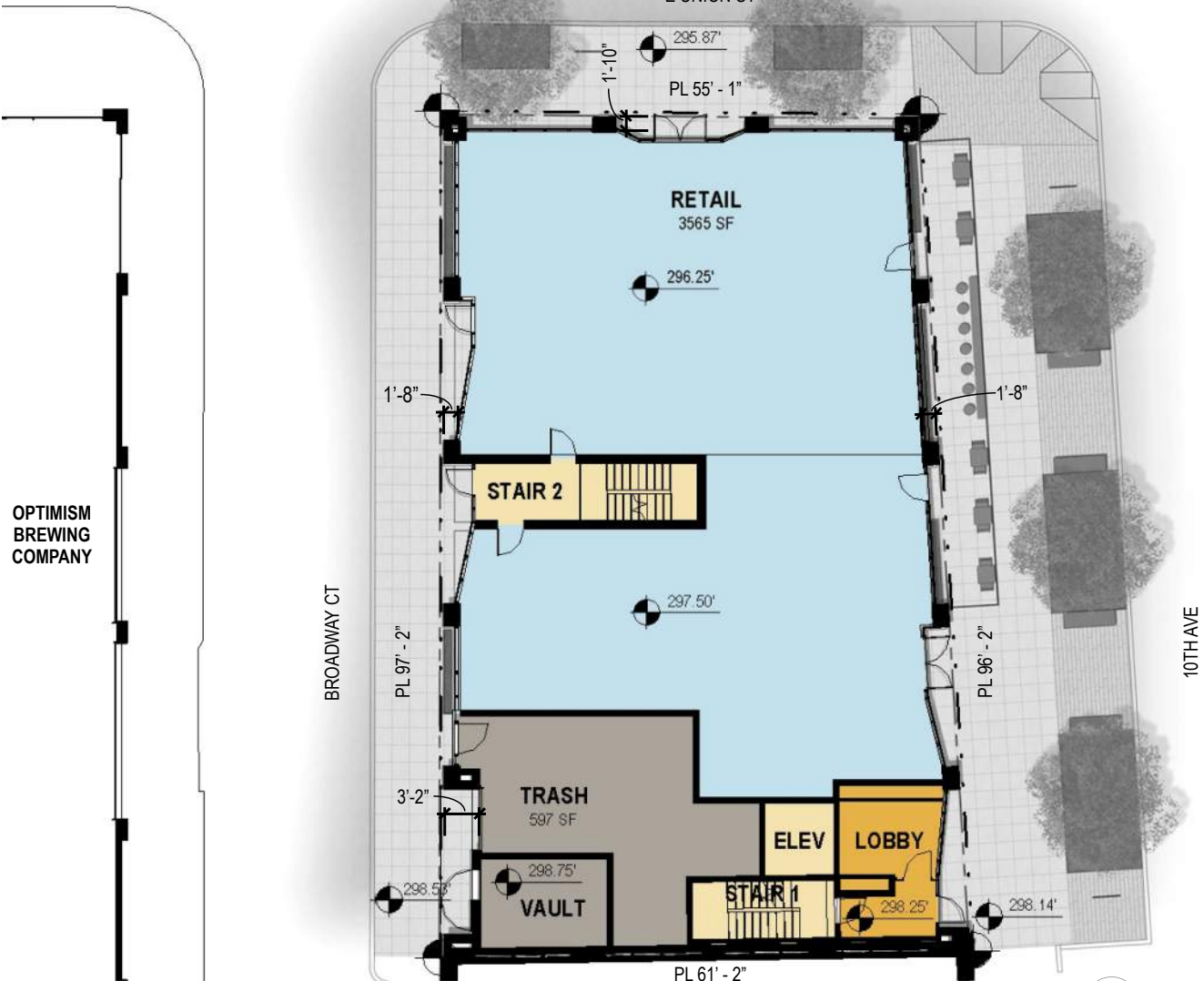
- Demolition of Character Structure
- Reduced overhead protection along E. Union Street



RESIDENTIAL LEVELS 2-6

LEGEND

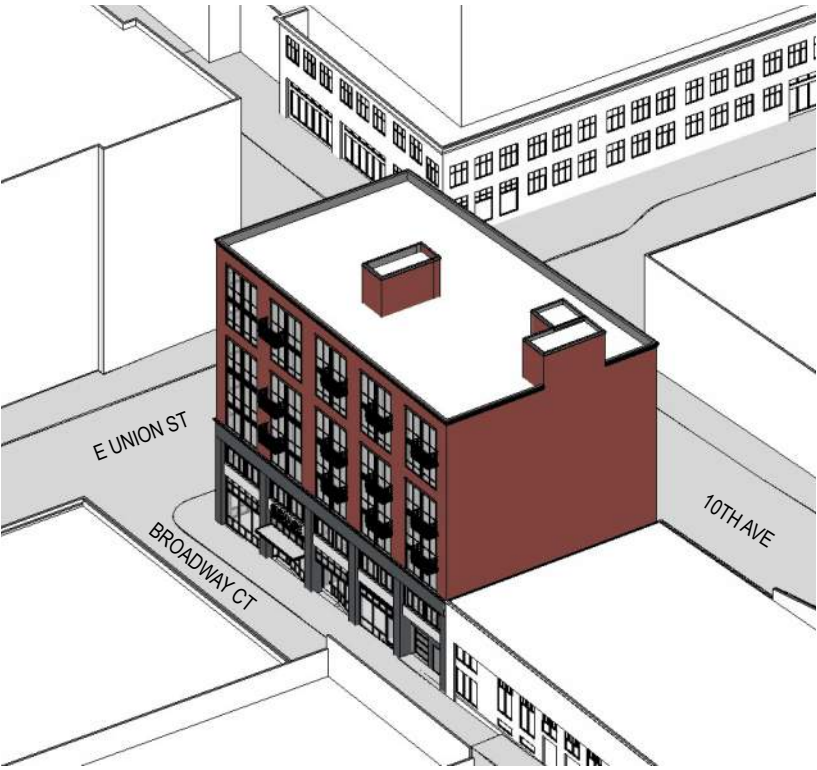
AMENITY	RESIDENTIAL	CIRCULATION	RETAIL	UTILITY
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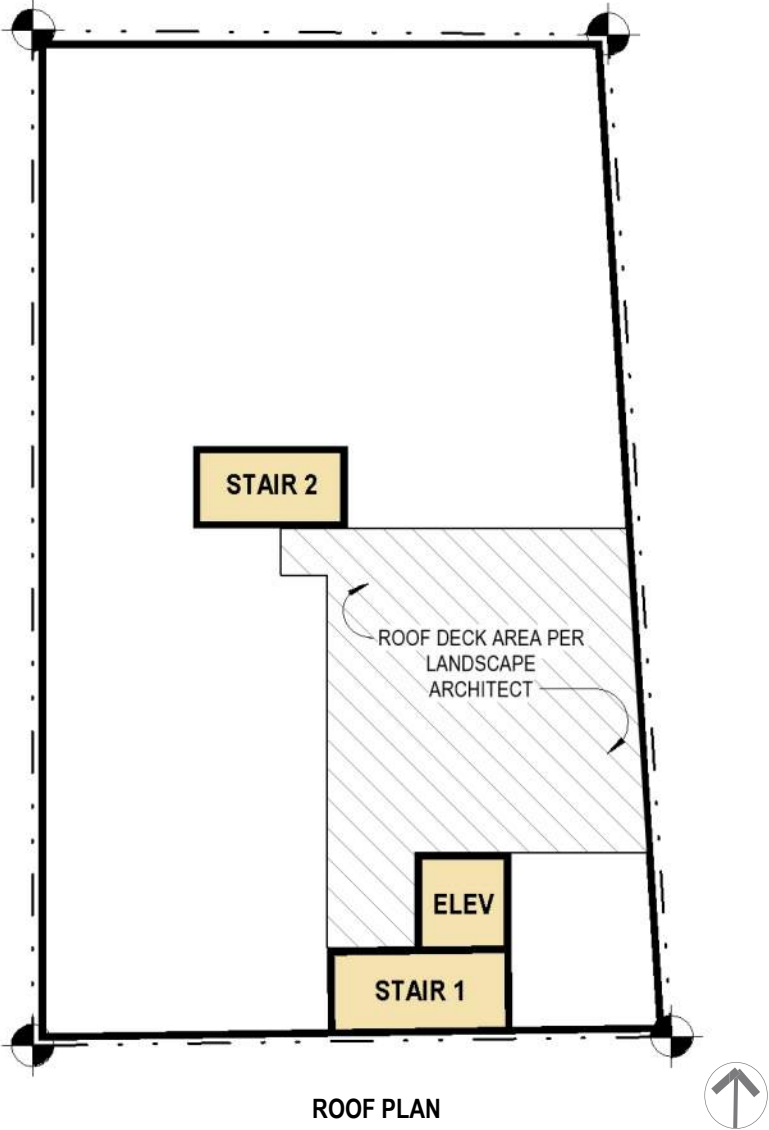
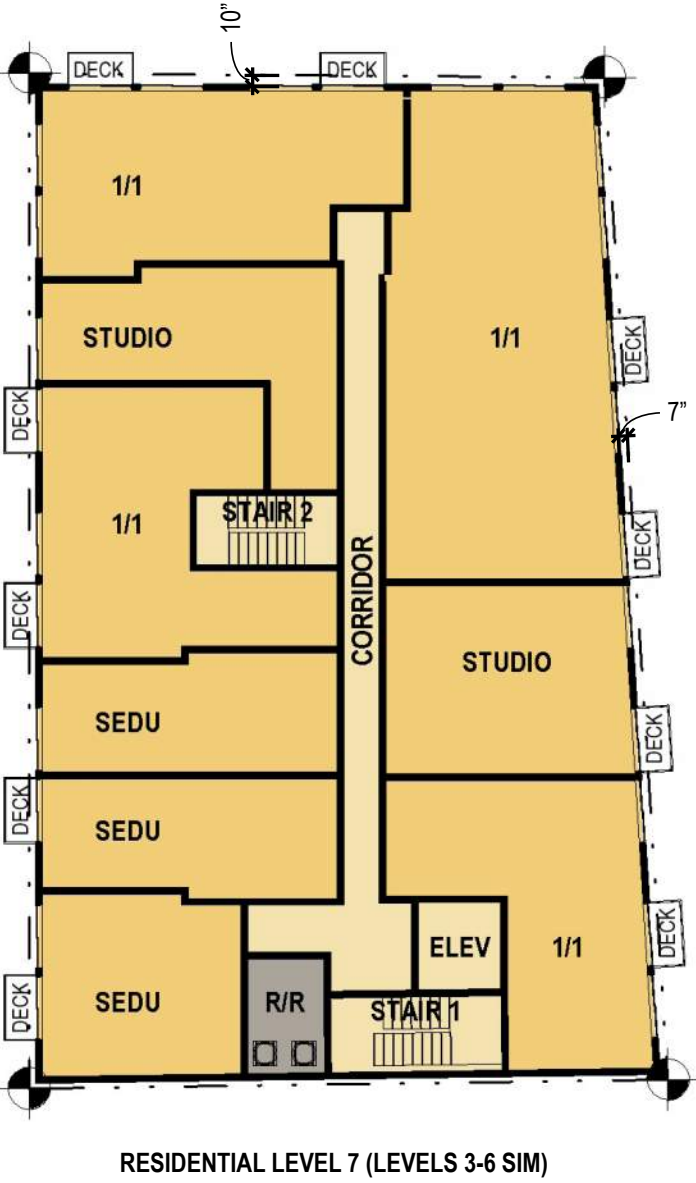
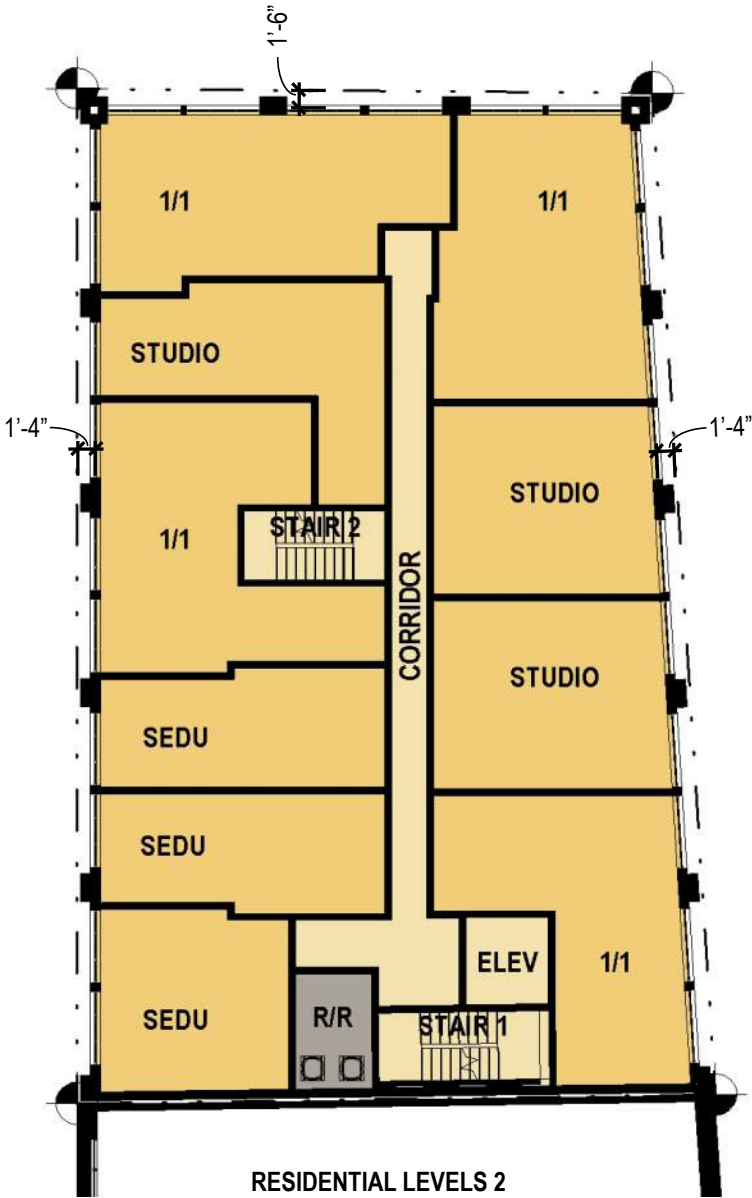
GROUND LEVEL PLAN



VIEW FROM NORTHWEST

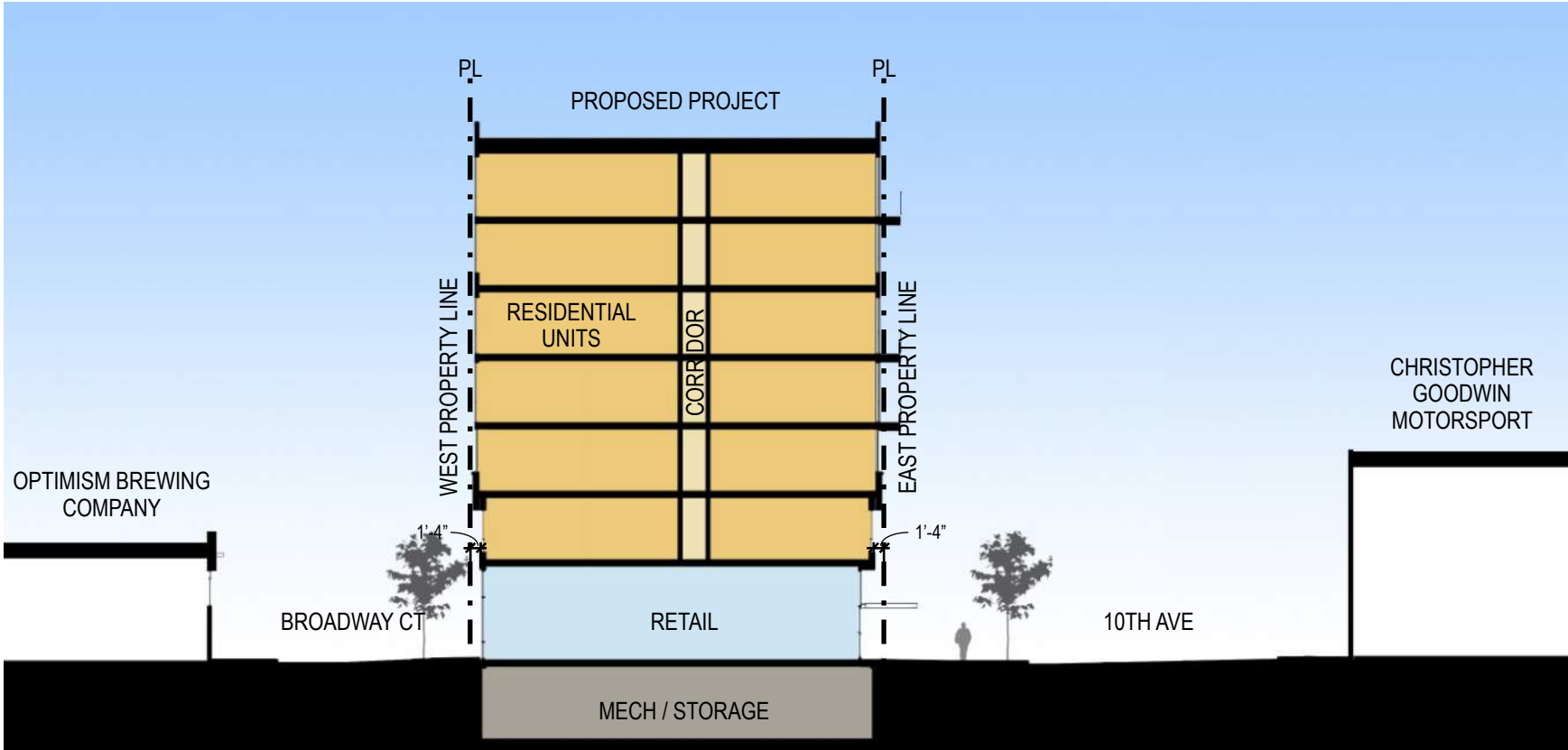


VIEW FROM SOUTHWEST

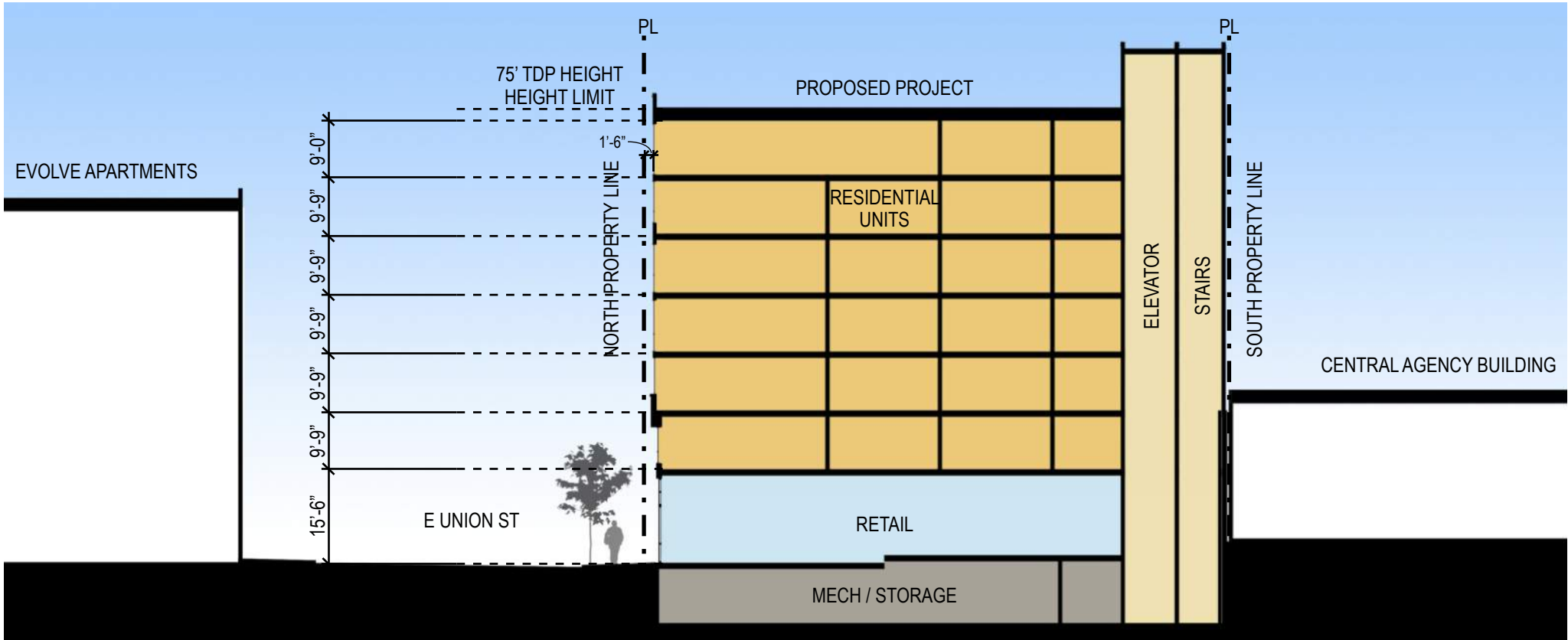


LEGEND

AMENITY	RESIDENTIAL	CIRCULATION	RETAIL	UTILITY
---------	-------------	-------------	--------	---------



EAST/WEST SITE SECTION



NORTH/SOUTH SITE SECTION

EDG 2 RESPONSE: ACTIVATE BROADWAY COURT STUDY



STREET PERSPECTIVE: BROADWAY COURT



STREET PERSPECTIVE: BROADWAY CT. THROUGH TO 10TH AVENUE

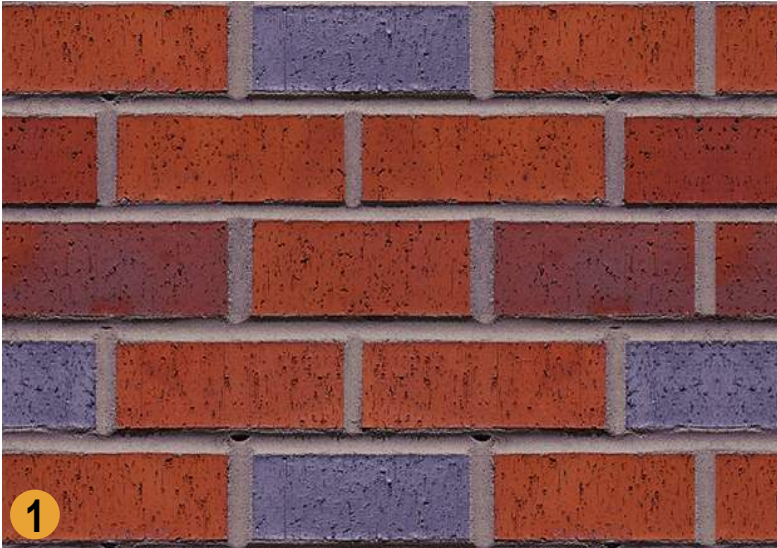
- BROADWAY COURT EQUAL OPPORTUNITY**
- Street should not be treated as the “back of the building”
 - Support the vision for Broadway Court
 - Cohesive neighboring façade/function
 - Use Broadway Court as a community event space to an active street-life

- INITIATE STREET FRONTAGE**
- Visibility through the building, connecting 10th Avenue, Union Street, and Broadway Court
 - Points of entry on each street frontage
 - Use pollinator plantings along 10th Avenue and roof deck.

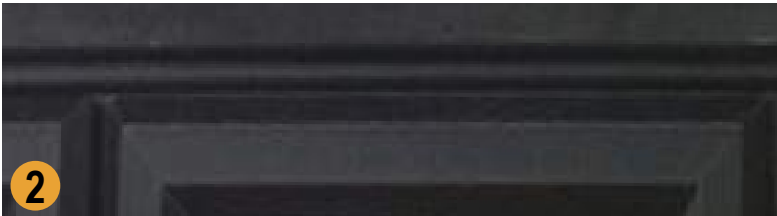


WEST ELEVATION: BROADWAY CT. AND NEIGHBORING FACADE

- BRICK CLAD**
- Encourage historical expression of materiality
 - Neighboring buildings have solid masonry massing with punctured windows
 - The use of all brick clad creates an opaque balance with the high percentage of glazing
 - Materiality will reinforce a strong base and datum line



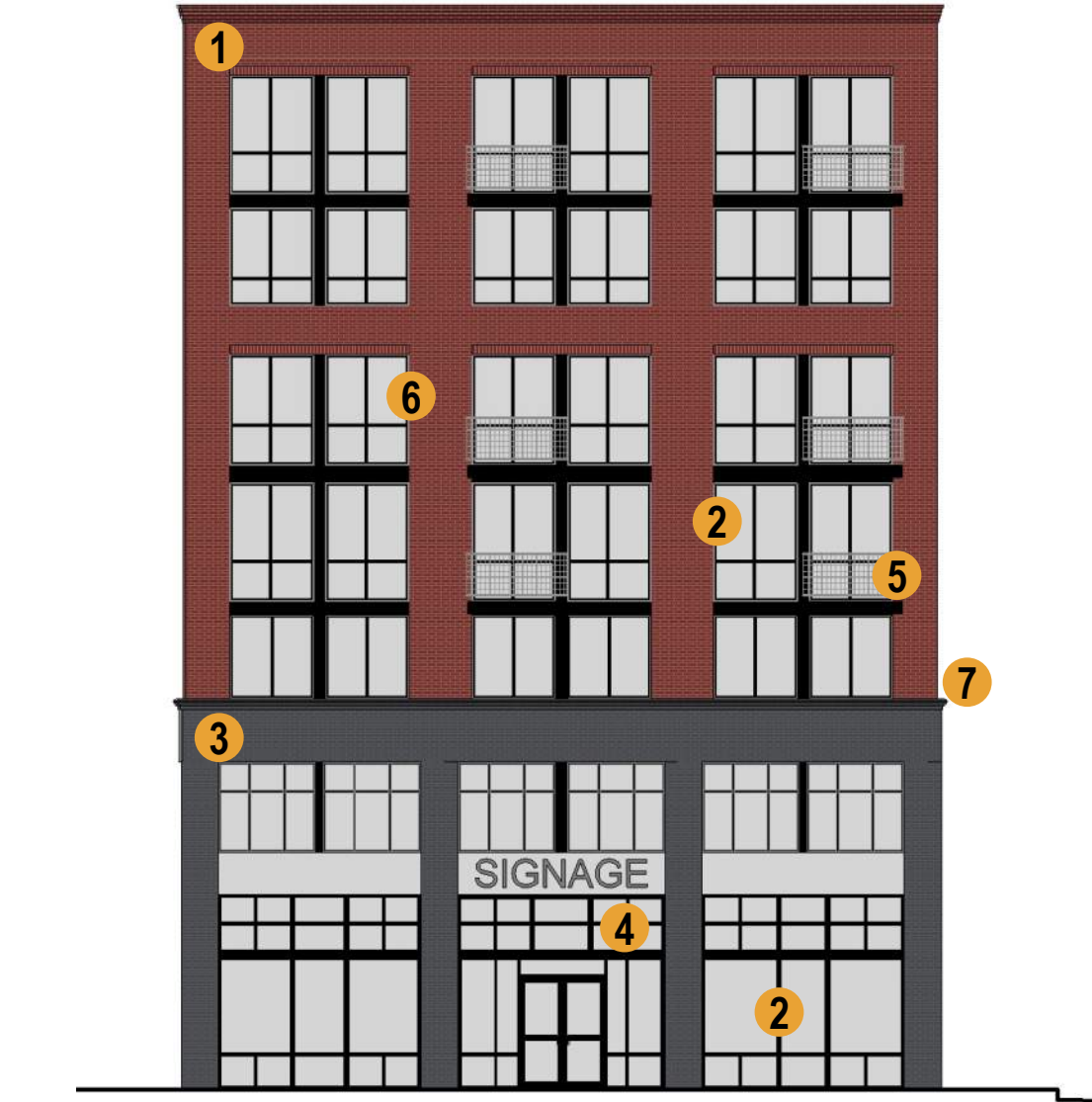
BRICK, TOWER: AUTUMN BLEND, MISSION TEXTURE



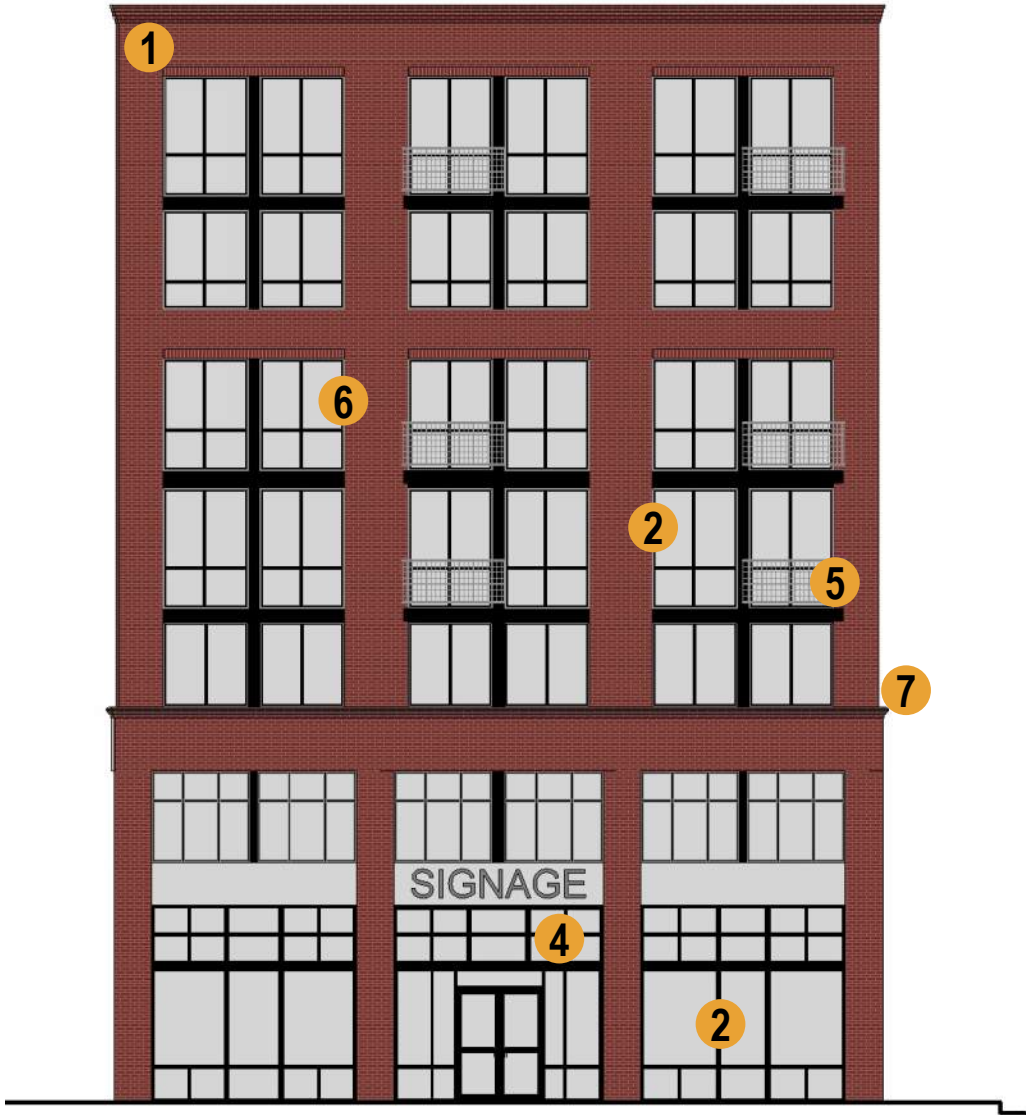
STOREFRONT & WINDOWS: BLACK FRAME



BRICK, BASE: CLINKER, MISSION TEXTURE



NORTH ELEVATION: UNION ST



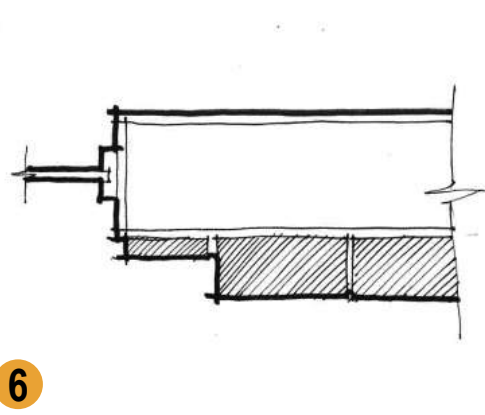
NORTH ELEVATION: UNION ST



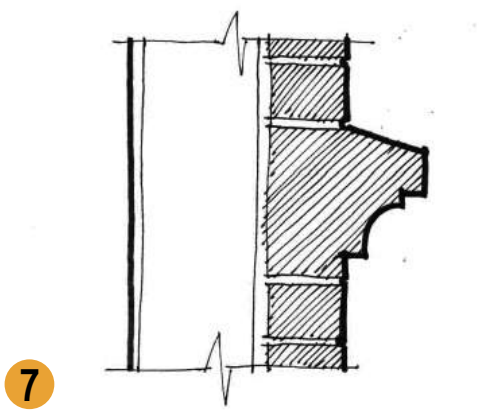
AWNING: BLACK METAL WITH GLASS



DECKS: BLACK METAL, BOLT ON



WINDOW INSET: DISPLAY BRICK DEPTH



DATUM LINE: BRICK DETAIL CONCEPT



EDG 2 ELEVATION: 10TH AVE (LOFT STYLE WINDOW DIVISION)



EDG 2 PERSPECTIVE: UNION ST & 10TH AVE



STUDY ELEVATION OPTION: 10TH AVE (FLOOR TO FLOOR WINDOW DIVISION)



STUDY OPTION PERSPECTIVE: UNION ST & 10TH AVE



Bowhall Red Maple
Union Street



Red Rage Tupelo
10th Avenue

REQUIRED STREET TREES (AS APPROVED BY CITY ARBORIST)



10th Ave. Outdoor Cafe with Bar Seating



Bench



Bike Rack



10th Ave. & Broadway Planters



Special Paving
Pattern & Color

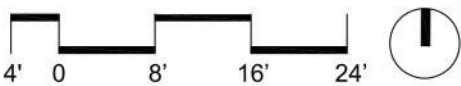
PROPOSED PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	POLLINATOR
STREET TREES		
ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	
NYSSA SYLVATICA 'HAYMANRED'	RED RAGE TUPELO	
SHRUBS		
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	
BERBERIS SP.	BARBERRY	
CEANOTHUS SP.	BLUEBLOSSOM	YES
CISTUS VAR.	ROCKROSE	YES
CORNUS SERICEA 'KELSEYII'	KELSEY DOGWOOD	
ESCALLONIA 'COMPACTA'	COMPACT ESCALLONIA	
GAULTHERIA SHALLON	SALAL	YES
HEBE VAR.	HEBE	
ILEX CRENATA VAR.	JAPANESE HOLLY	
LAVANDULA SP.	LAVENDER	YES
LONICERA SP.	HONEYSUCKLE	
MAHONIA AQUIFOLIUM	OREGON GRAPE	YES
MAHONIA REPENS	CREeping OREGON GRAPE	
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM DWARF HEAVENLY BAMBOO	
RIBES SANGUINEUM	RED FLOWERING CURRANT	YES
ROSMARINUS SP.	ROSEMARY	YES
SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	
GROUNDCOVERS		
CALLUNA VULGARIS VAR.	HEATHER	
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	
RUBUS PENTALOBUS	CREeping BRAMBLE	
LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREeping JENNY	
PERENNIALS, FERNS, & GRASSES		
BLECHNUM SPICANT	DEER FERN	
CAREX SP.	SEDGE	
COREOPSIS VAR.	TICKSEED	
GERANIUM MACRORRHIZUM	HARDY GERANIUM	YES
HEUCHERA VAR.	CORAL BELLS	
JUNCUS SP.	RUSH	
LIRIOPE MUSCARI VAR.	LILYTURF	
MISCANTHUS VAR.	MAIDEN GRASS	
PANICUM VIRGATUM VAR.	SWITCH GRASS	
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	YES
NEPETA SP.	CATMINT	YES
PENNISETUM VAR.	FOUNTAIN GRASS	

BROADWAY CT



LEVEL 1 - SITE LAYOUT PLAN





Firepit at Rooftop

ROOFTOP AMENITIES



Rectangular Planters



Compact Strawberry Tree

LARGE SHRUBS



Pacific Wax Myrtle



Barberry



Compact Escallonia



Dwarf Heavenly Bamboo



Lavender



Heather



Rockrose

SMALL - MEDIUM SHRUBS



Magic Carpet Spirea



Box Honeysuckle



Fountain Grass



Switch Grass

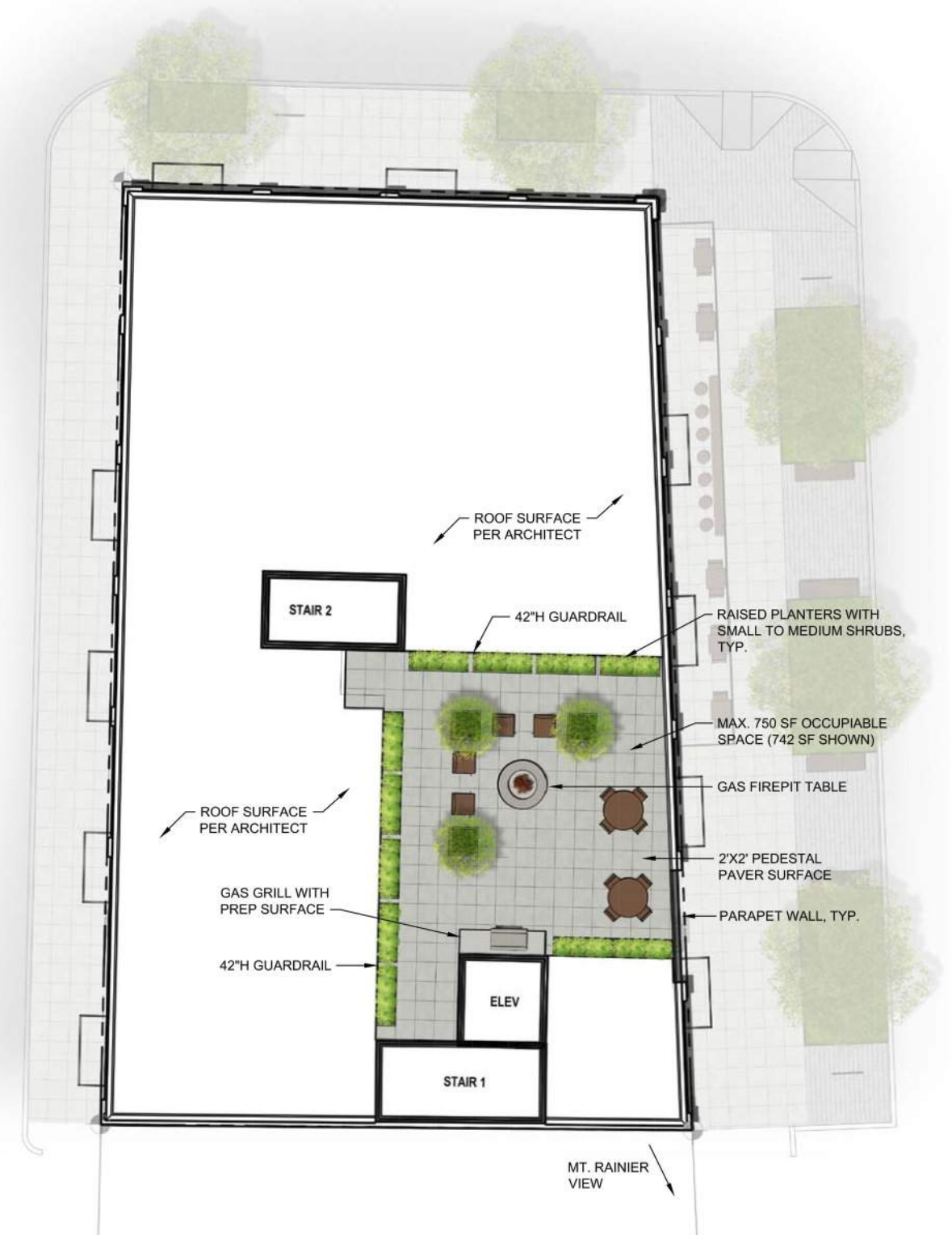


Lilyturf



Beach Strawberry

ORNAMENTAL GRASSES and GROUNDCOVERS



ROOFTOP - SITE LAYOUT PLAN

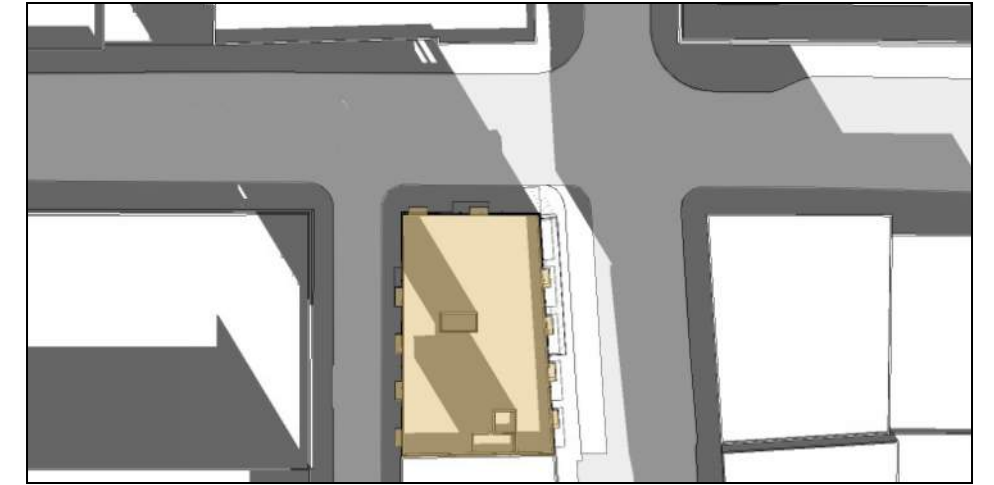




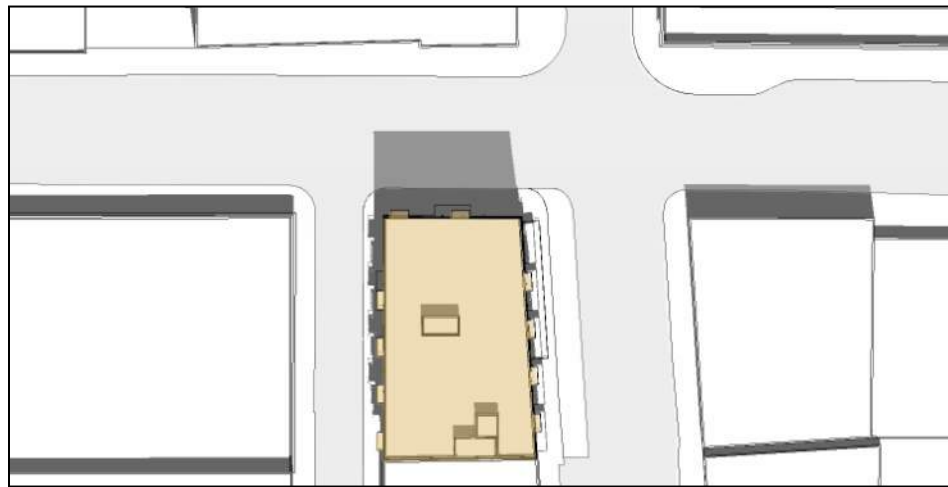
10AM - SUMMER SOLSTICE



10AM - EQUINOX



10AM - WINTER SOLSTICE



NOON - SUMMER SOLSTICE



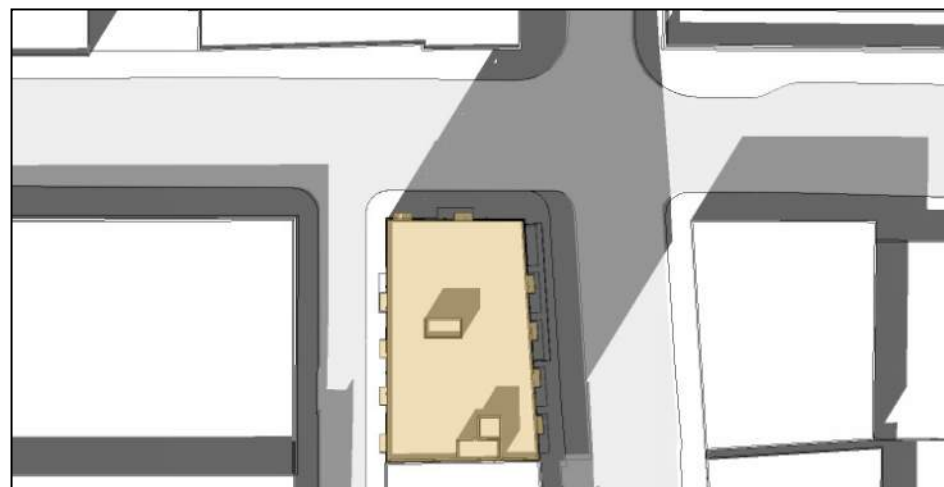
NOON - EQUINOX



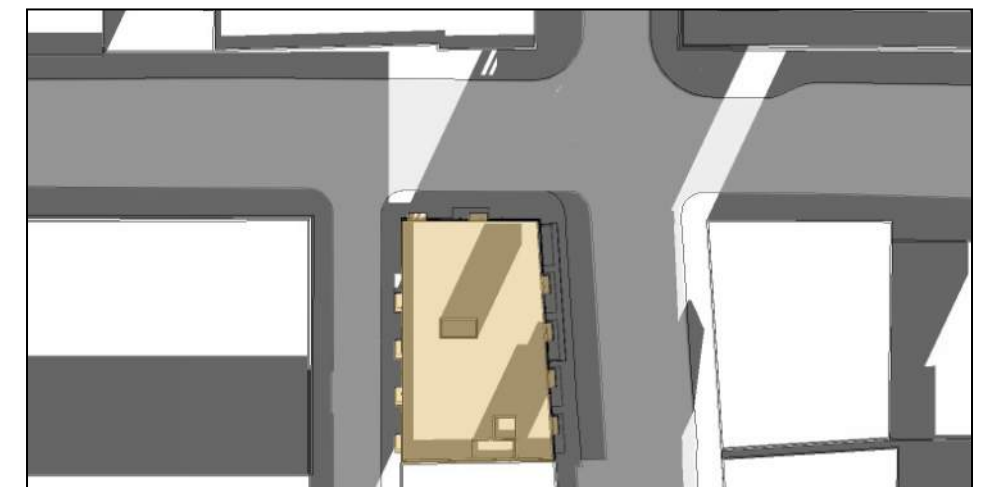
NOON - WINTER SOLSTICE



2PM - SUMMER SOLSTICE



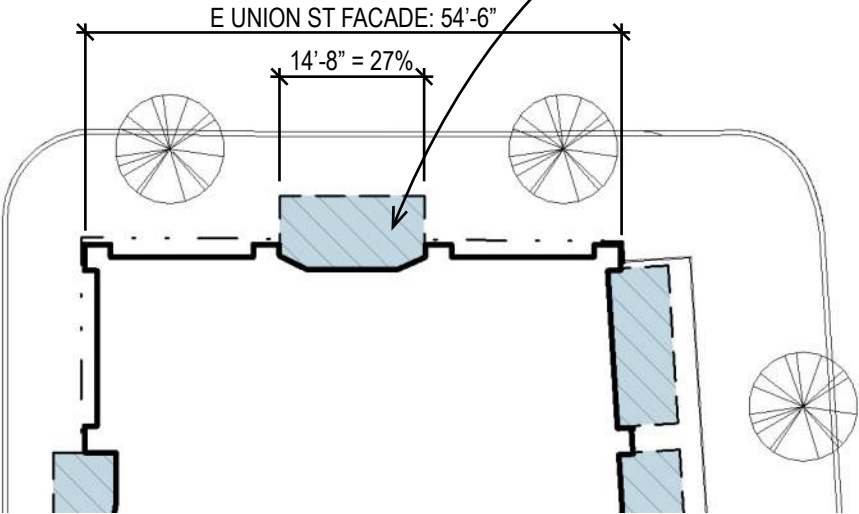
2PM - EQUINOX



2PM - WINTER SOLSTICE



STREET PERSPECTIVE: UNION ST & BROADWAY CT



1 PLAN: GROUND LEVEL



EXISTING CHARACTER STRUCTURE



2 HISTORICAL IMAGE OF EXISTING STRUCTURE

LEGEND

- NC3P-65 BASE HEIGHT (65')
- TDP ADDITIONAL HEIGHT ALLOWED (10' ADD)



PROPOSED STRUCTURE

DEPARTURE REQUESTS

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
1	SMC 23.47A.008.C.4.a	Weather protection along at least 60% of the street frontage	Union facade length = 54.5 feet Req. weather protection at 60% = 32'-8"	Project proposes continuous weather protection for 27% (14'-8") of the principal pedestrian street.	By locating an awning only at the retail entry along E. Union, the project provides entry location overhead protection while increasing the visibility of the architectural features, such as the transom windows, brick detailing, and signage. Further, the reduced overhead protection reinforces the existing urban context where awnings are limited on historical groundlevel storefronts.(PL3.C Retail Edges & CS3.IV Architectural Context)
2	SMC 23.73.024.B	Transfer of Development Potential TDP Receiving Site	TDP eligible sites must retain character structures unless departure to demolish structure per 23.41.012.B.32 approved through DR.	Project proposes demolition of existing "character structure" as defined by code, while still receiving height and FAR exceptions granted to TDP receiving sites	Project proposes to demolish existing character structure as it has "insufficient value" to warrant retention due to the lack of architectural qualities representing the Pike/Pine neighborhood's building typology. The wood frame structure is in disrepair, does not use masonry exterior or decorative elements, and does not relate to the street frontage with high/glazed openings. Project maintains that the proposed design and removal of the character structure allow a development that respects and celebrates the neighborhood streetscape and the Pike/Pine specific building typology desired. (CS3.IV Architectural Context, CS2.B2 Connections to the Street, PL3.C Retail Edges, DC4.I Exterior Materials)

APPENDIX

CONTEXT ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST



- POINTS OF INTEREST**
- 1.OPTIMISM BREWING COMPANY
 - 2.NEUMOS
 - 3.CAL ANDERSON PARK
 - 4.BLICK ART MATERIALS
 - 5.MIGHTY O DONUTS
 - 6.SEATTLE UNIVERSITY
 - 7.SEATTLE CENTRAL COLLEGE



OPTIMISM BREWING COMPANY



NEUMOS



CAL ANDERSON PARK



BLICK ART MATERIALS



MIGHTY O DONUTS

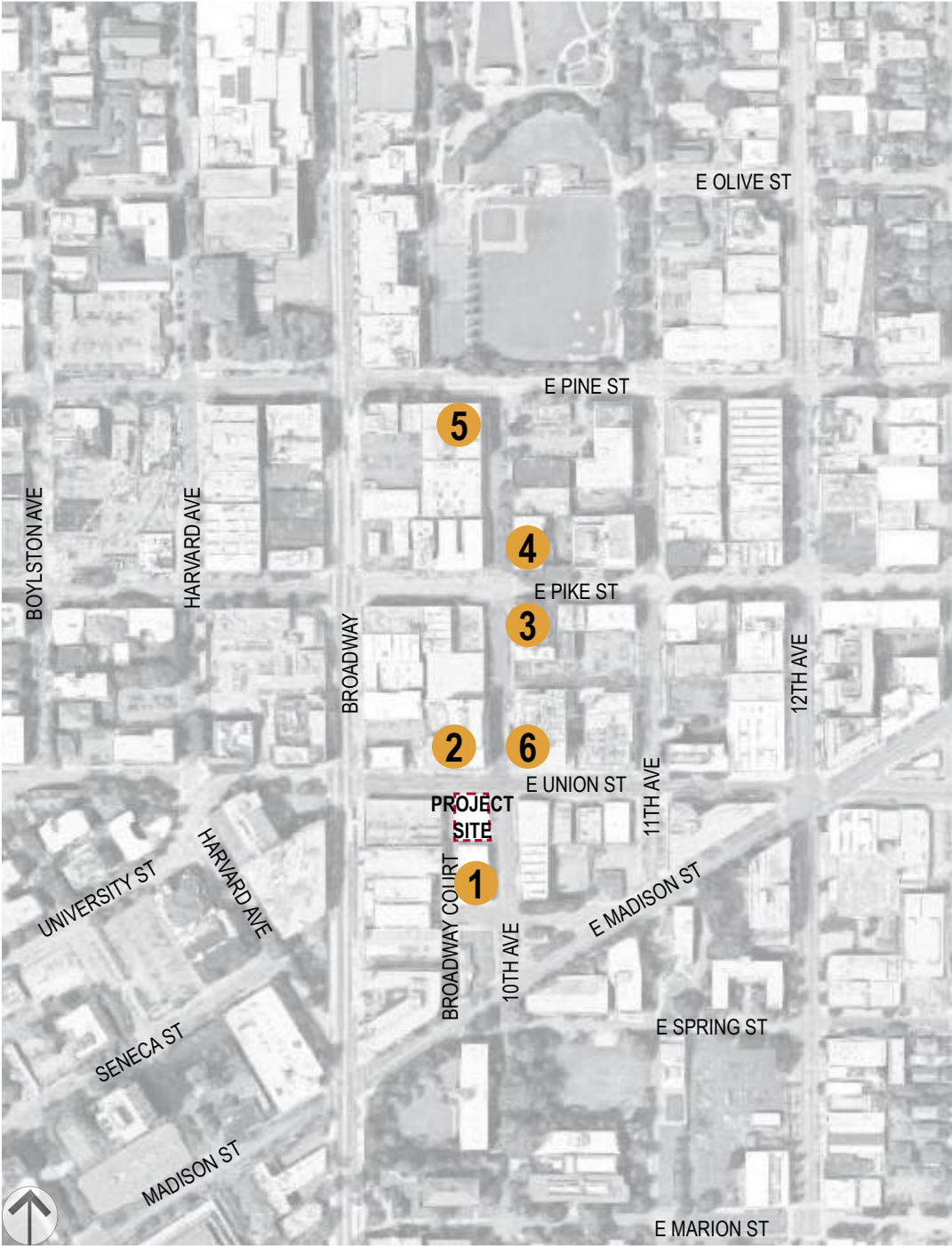


SEATTLE UNIVERSITY



SEATTLE CENTRAL COLLEGE

URBAN DESIGN ANALYSIS: EXISTING NOTABLE ARCHITECTURAL & SITING PATTERNS



- EXISTING PATTERN LOCATIONS**
- 1.LARK
 - 2.SEATTLE POLYCLINIC
 - 3.SEATTLE FIRST BAPTIST CHURCH
 - 4.SEATTLE FIRE STATION NO. 25
 - 5.ODDFELLOWS CAFE + BAR
 - 6.DAVIS HOFFMAN BUILDING / INFINITY APARTMENTS



LARK



EVOLVE APARTMENTS



QUINNS



POQUITOS



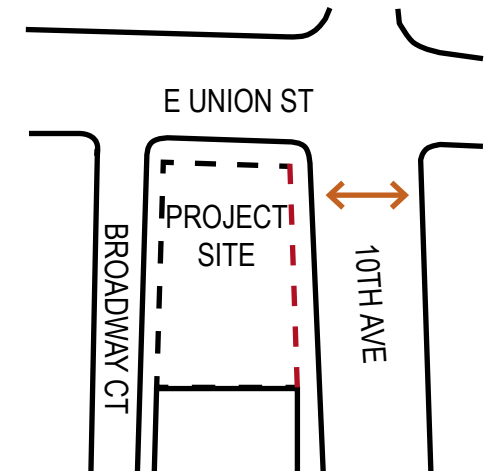
ODDFELLOWS CAFE + BAR



DAVIS HOFFMAN BUILDING / INFINITY APARTMENTS

DESIGN CUES

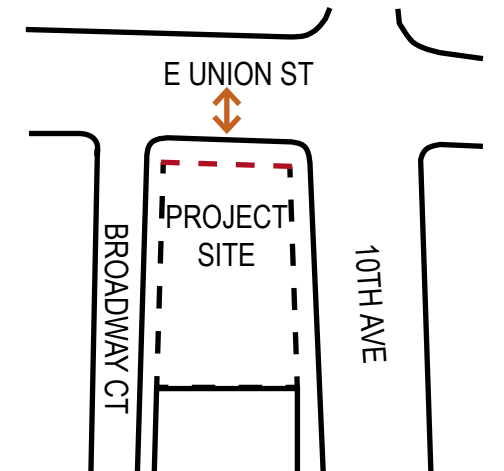
Consistent facades with regular massing or rhythm in fenestration locations with modulation or step-backs that promote a reduction in the appearance of bulk in upper level setbacks. Established street-level proportions in relationship to block. Height, bulk, scale and proportion of buildings compliments street level treatments and interaction with ground floor facade and storefront design.



STREET ELEVATION B: 10th AVE LOOKING WEST



STREET ELEVATION A: 10th AVE LOOKING EAST

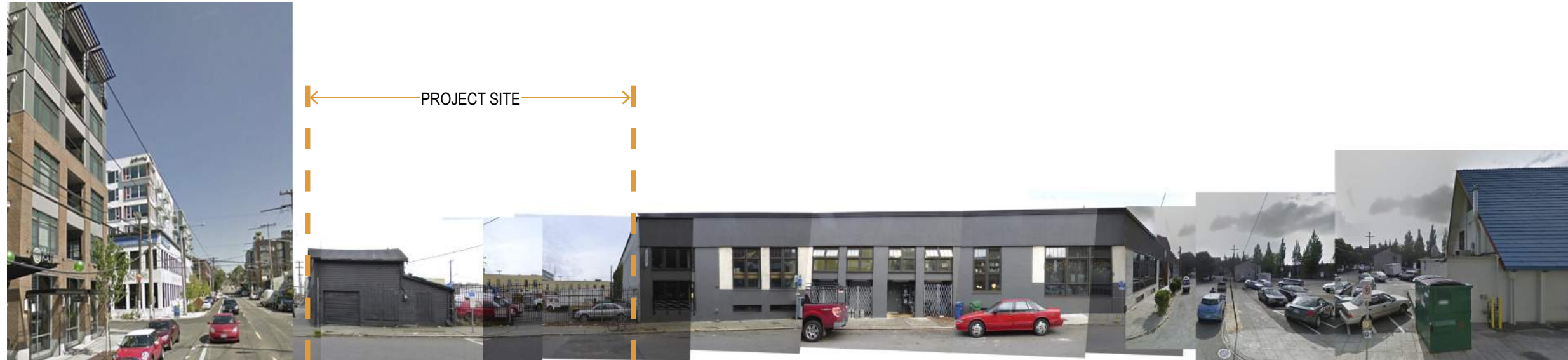


STREET ELEVATION C: E UNION ST LOOKING SOUTH

← OPPOSITE
PROJECT SITE →



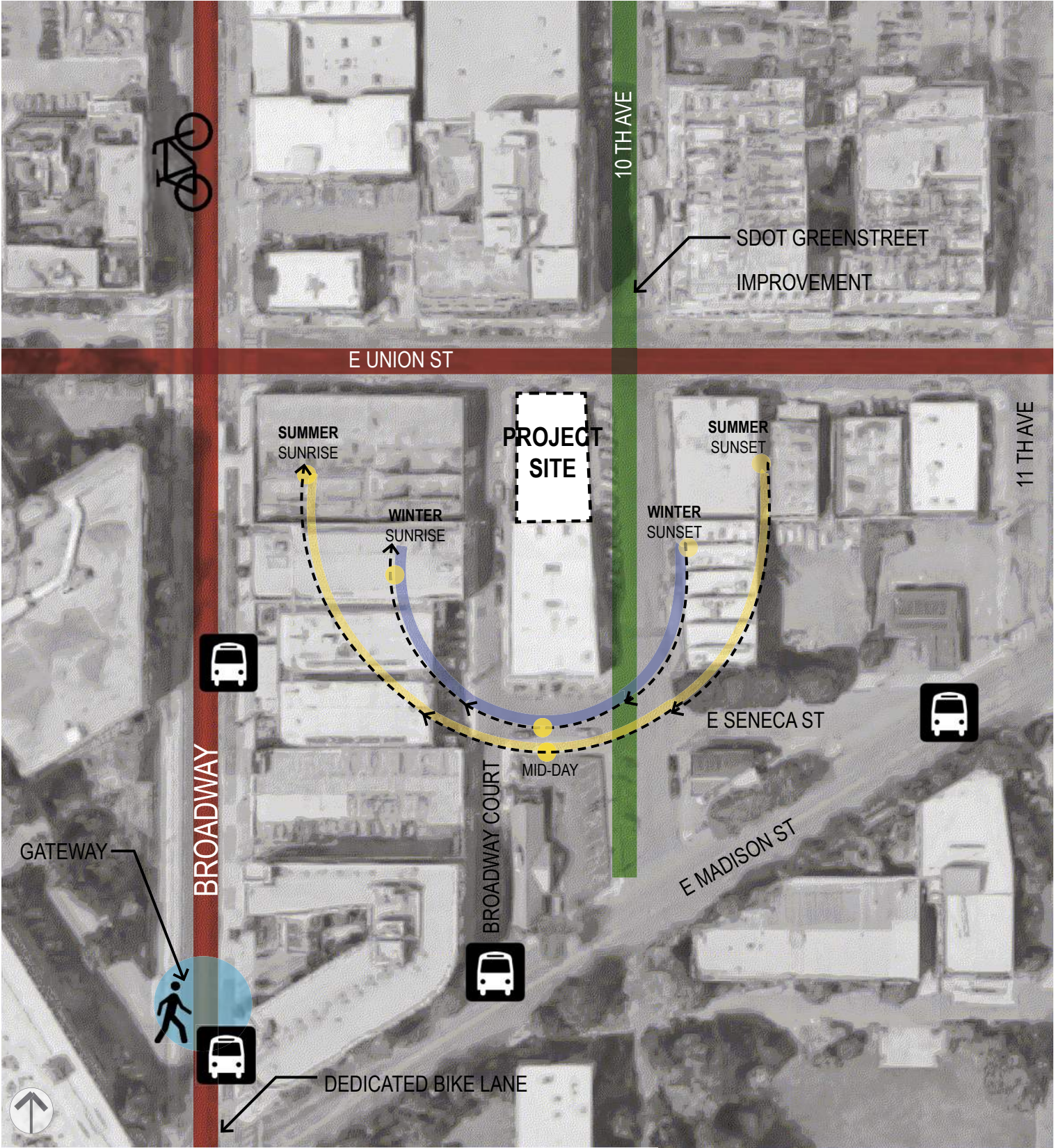
STREET ELEVATION D: E UNION ST LOOKING NORTH



STREET ELEVATION E: BROADWAY COURT LOOKING EAST



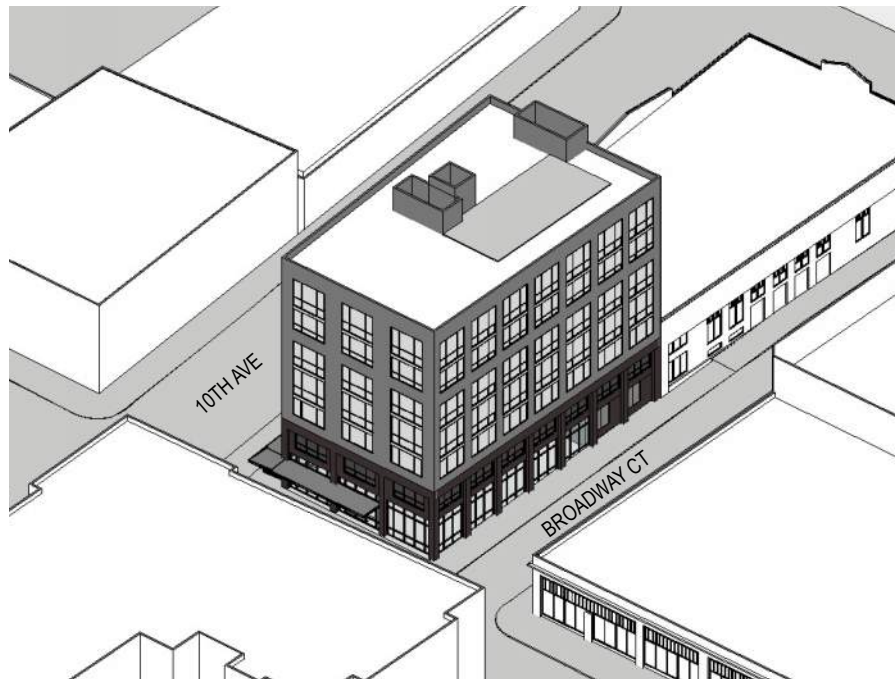
STREET ELEVATION F: BROADWAY COURT LOOKING EAST



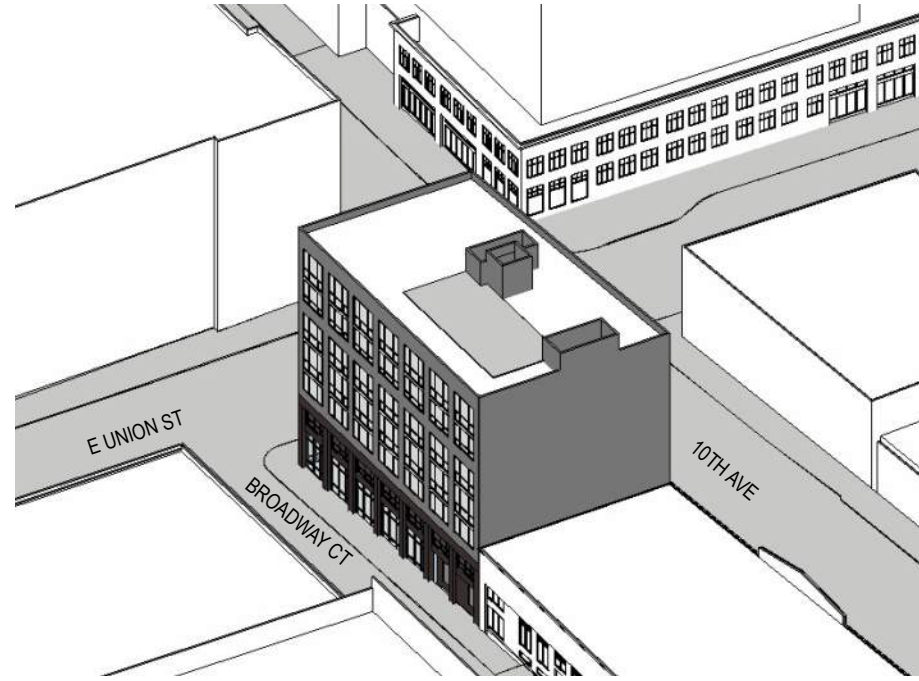
OPPORTUNITIES



CONSTRAINTS



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

ARCHITECTURAL CONCEPTS: OPTION B

“SEPARATED RETAIL”

CONCEPT FROM URBAN ANALYSIS

- Create multiple retail spaces with through block views
- Maintain a strong base with ordered divisions with “loft” style window divisions at tower.

PROS:

- Residential entry and stair core orientation supports separate and distinct retail opportunities
- Retail space activates connection between Broadway Court and 10th Ave
- Prominent residential entry

CONS:

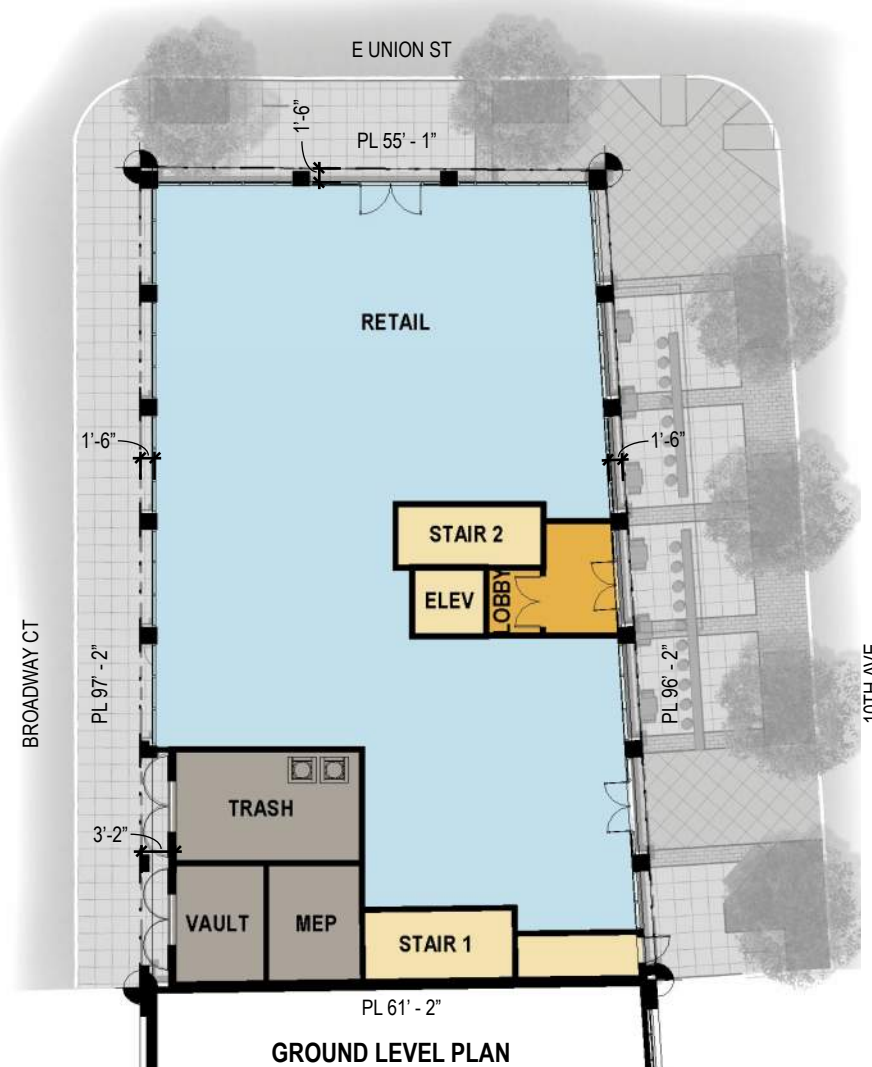
- Limits retail size flexibility

DEVELOPMENT OBJECTIVES

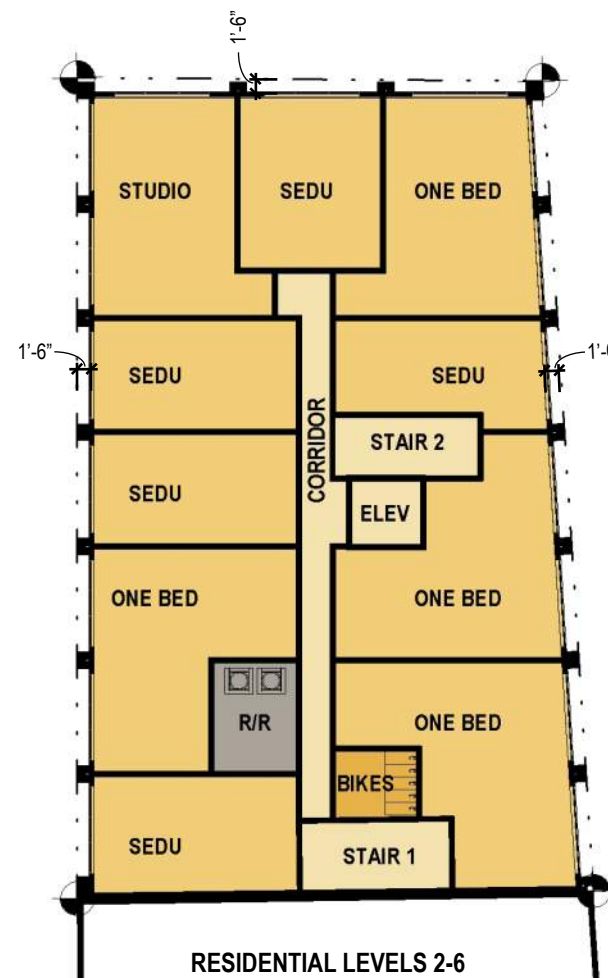
Number of residential units:	59 Units
Retail sales and services:	3,580 sf
Number of parking stalls:	0

LEGEND

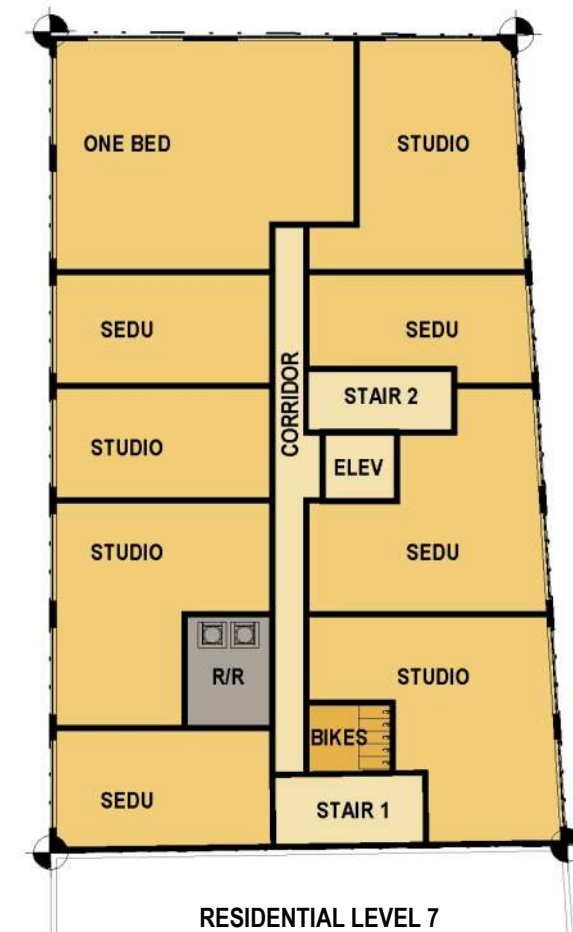
AMENITY	RESIDENTIAL	CIRCULATION	RETAIL	UTILITY
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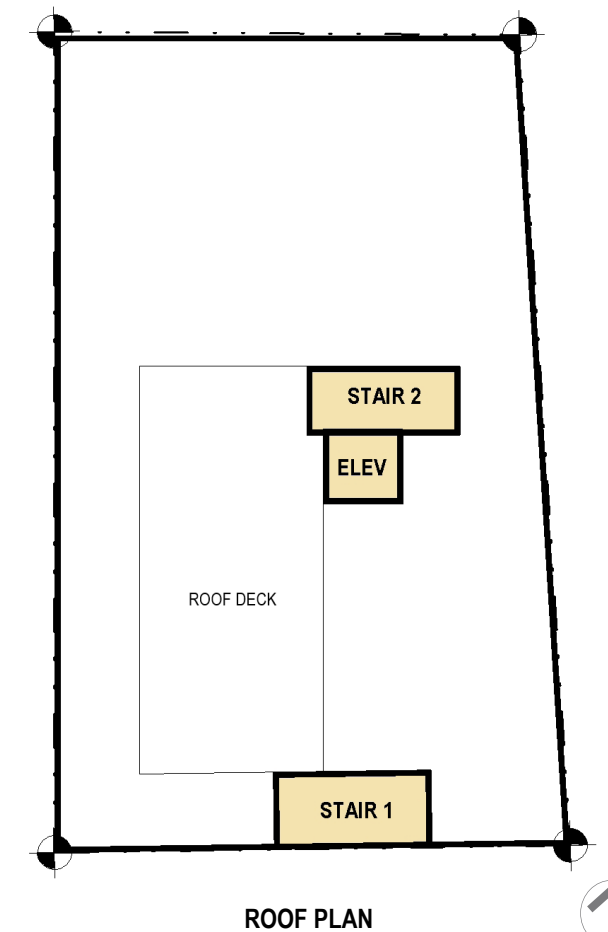
GROUND LEVEL PLAN



RESIDENTIAL LEVELS 2-6



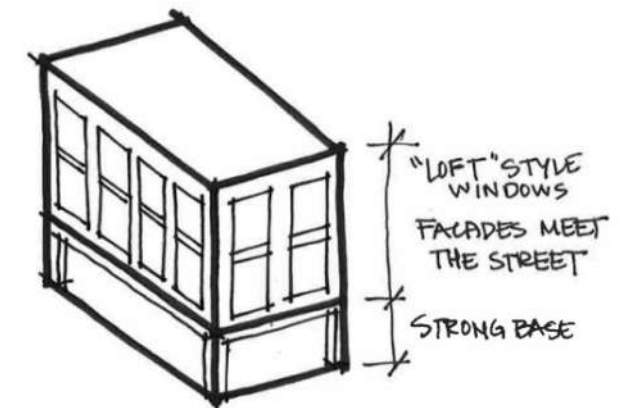
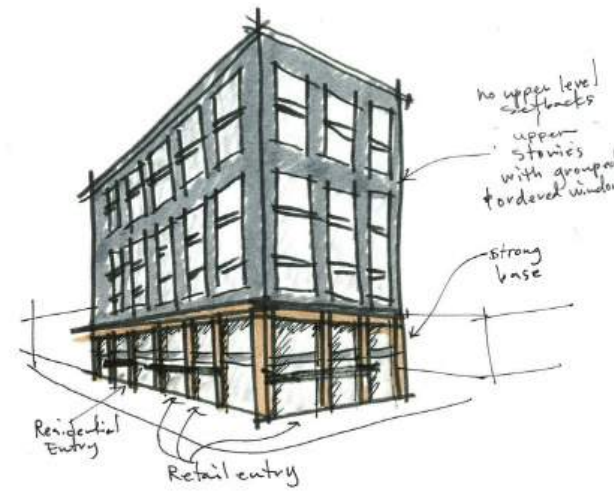
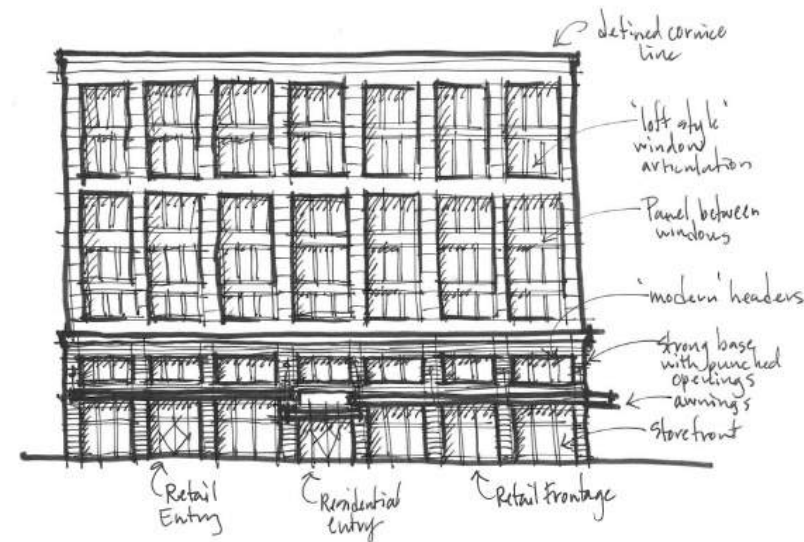
RESIDENTIAL LEVEL 7



ROOF PLAN



COLONNADE LINES CONTINUE UP THE TOWER



CONCEPT SKETCHES: FACADE COMPOSITION - 10TH AVENUE ELEVATION & MASSING



LARGE LOFT WINDOWS



HEAVY BASE WITH PUNCTURED GLAZING



CONCEPT DESIGN DEVELOPMENT - FROM 10TH AVE



CONCEPT DESIGN DEVELOPMENT - FROM CORNER OF E UNION AND BROADWAY CT